



Charnwood Settlement Limits Draft Assessment



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1. Introduction:

- 1.1 This Charnwood Settlement Limits Assessment has been prepared to support the identification of up to date settlement limits for the new Charnwood Local Plan. The assessment will provide evidence that will inform the limits and the preparation of policy.
- 1.2 Settlement Limits are used by many local planning authorities to define the extent of what is considered to be the cohesive built form of a settlement (where the principle of development is usually acceptable) and the countryside (where new development is generally not acceptable, or is strictly controlled). Settlement Limits provide for a plan-led approach to new development within settlements whilst preventing unnecessary encroachment into the countryside. In this respect the Settlement Limits give some clarity and certainty to areas which will be considered more acceptable for development.
- 1.4 Whilst the principle of development within the settlement limit is generally considered to be acceptable, the location of a proposal within the limit does not automatically confer planning permission or mean that the planning permission will be granted upon application. All proposals, whether inside, adjacent, or outside of the settlement limit, will be considered under S.38(6) of the Planning Act and determined in accordance with the development plan unless there are material considerations that indicate otherwise.
- 1.5 The Borough of Charnwood Local Plan (2004) includes Policy ST/2 'Limits to Development' which, together with the limits on the proposals map, is used in conjunction with Policy CS1 of the Charnwood Local Plan Core Strategy 2011 - 2028 when determining planning applications. The limits defined under ST/2 were drafted some years ago and overtime there may have been changes that suggest a different boundary is now appropriate. Regardless, national planning policy requires local plans to be based on up to date evidence and, once completed, this assessment will fulfil that role for the preparation of settlement limits as part of the new local plan.
- 1.6 The settlements that are included within this assessment have been identified having regard to Policy CS1 (Settlement Strategy) in the Charnwood Local Plan Core Strategy, and the Charnwood Settlement Hierarchy Assessment (March 2018). The Assessment finds Syston to form part of a wider Urban Area associated with Leicester rather than being a Service Centre in its own right as defined by the Core Strategy. The Assessment also finds that Seagrave and Swithland have a level of facilities and services commensurate with the Other Settlements as opposed to Small villages or Hamlets.

All settlements, except those defined as Small Villages and Hamlets where policies for the countryside apply, have been surveyed and draft settlement limits proposed. This assessment sets out the draft limits for the following settlements:

Settlement	Position in Settlement Hierarchy Assessment 2018
Loughborough	Urban Centre
Anstey	Service Centre
Barkby	Other Settlement
Barrow Upon Soar	Service Centre
Birstall	Urban Settlement
Burton on the Wolds	Other Settlement
Cossington	Other Settlement
East Goscote	Other Settlement
Hathern	Other Settlement
Mountsorrel	Service Centre
Newtown Linford	Other Settlement
Queniborough	Other Settlement
Quorn	Service Centre
Rearsby	Other Settlement
Rothley	Service Centre
Seagrave	Other Settlement
Shepshed	Urban Settlement
Sileby	Service Centre
Swithland	Other Settlement
Syston	Urban Settlement
Thrussington	Other Settlement
Thurcaston	Other Settlement
Thurmaston	Urban Settlement
Woodhouse Eaves	Other Settlement
Wymeswold	Other Settlement

- 1.7 Local plans must be based on up to date and relevant evidence about the characteristics of the area. An independent planning inspector examines whether the plan is sound prior to a plan being adopted by a local authority. The draft Settlement Limits Assessment has been prepared to provide evidence that justifies the limits identified for each settlement and is capable of withstanding scrutiny through examination. With that in mind, this assessment report sets out the Methodology for the survey, including the principles adopted, and the draft findings and Settlement Limits.

2. Methodology:

- 2.1 A set of assessment principles and criteria have been prepared to provide a methodical approach and ensure that the draft settlement limits have been prepared in a clear, transparent and objective manner. In effect, these principles and criteria provide the basis for judgements to be made and for specific settlement limits to be understood. The result is a 'line' defined on an Ordnance Survey base map which will provide the basis for applying new policies for the presumption in favour of sustainable development in the built form of settlement and within the countryside.
- 2.2 The Settlement Limit Criteria were developed in consultation with Town and Parish Councils and Local Ward Members, who are largely the parties interested in preparing Neighbourhood Plans in Charnwood. Specific focussed consultation on the Settlement Limit Criteria took place from 3rd August – 15th September 2016.
- 2.3 The assessment criteria are:

PRINCIPLE 1:

The boundary will tightly define the settlement by enclosing the established, cohesive built form. Where possible it will follow defensible boundaries - distinct features such as walls, watercourses, roads and hedgerows which have a degree of permanence.

Settlement boundaries will include:

- a. Existing commitments for built development (implemented and unimplemented planning permissions).
- b. The curtilages of buildings which clearly relate to the building through their proximity and character
- c. Planned allocations in development plan documents where a boundary has been identified
- d. Community Buildings which are adjacent to the main built form of the settlement such as schools, public houses and community halls.

PRINCIPLE 2:

Settlement boundaries do not need to be continuous, in some instances the nature and form of the settlement may make it appropriate to define two or more separate elements, for example as currently exists in Barkby.

Settlement boundaries will exclude:

- a) Playing fields or other open spaces at the edge of settlements (e.g. allotments, cemeteries)
 - b) Outlying or isolated buildings or structures which are physically or visually detached from the built form of the settlement.
 - c) Large gardens or other open areas, such as adjacent paddocks and orchards
 - d) Agricultural/farm buildings and their curtilages which are situated on the edge of the settlement.
- 2.4 Each of the settlements identified in paragraph 1.6 has been surveyed, initially through a desktop review and then by site visit. The desktop review and site visits were undertaken between March 2017 and February 2018.
- 2.5 Section 3 of this report sets out the draft findings for each of the settlements. The associated maps setting out the proposed new settlement limits for each settlement are contained in Annex A.

3. Draft Findings and Settlement Limits:

Loughborough

Limit to the North of the Settlement:

From the point where Black Brook and Derby Road meet, the limit follows the curtilage of the Weldon Road industrial estate, excluding the body of water to the north west of the site and the area of vegetation to the north and east of the site. The limit includes Charnwood Campus, then follows Swingbridge Road, then the Grand Union Canal until reaching Belton Road West.

The limit then includes the curtilages of the industrial units of Festival Drive, Jubilee Drive, Monarch Way, Pavilion Way, North Road and Engineer's Court until reaching Meadow Lane. The Waste Water Treatment Works to the north of Jubilee Drive is not considered to be part of the cohesive built form of the settlement and as such is not included within the settlement limit. The limit then follows Meadow Lane then along the northern and eastern curtilage of the Brush Industrial Site. The limit crosses Nottingham Road and follows the dismantled railway line until reaching the Grand Union Canal. The Household Waste Recycling Centre and the open space to the east of the former railway line are not included within the settlement limit as these are not considered to be part of the cohesive built form.

Limit to the East and South East of the Settlement:

Adjacent to Hartington Street, the limit follows the Grand Union Canal until Windmill Road. The limit then follows the rear residential curtilages of properties on King George Road, Cooper Court, Tuckers Road, Naylor Avenue and Hayward Avenue. The limit crosses the railway line to the west, and then runs to the rear of properties on Quorn Close and Cedar Close. The limit then follows the curtilage of the Loughborough cemetery to exclude the sport ground on Leicester Road. The cemetery remains inside the settlement limit as it is not considered to be on the edge of the settlement as it is encompassed by built form to the north, west and south, and so is considered to form part of the cohesive built form of the settlement.

From the eastern curtilage of the cemetery, the limit heads east crossing the railway line to encompass the built form of the 30 dwellings at land off Lodge End as per the agreed site layout plans associated with P/14/0242/2, and the 200 dwellings to the north of Ling Road as per the agreed site layout plans associated with P/14/1843/2, excluding the open space associated with the two development sites. The limit then joins to the roundabout where Ling Road and Allendale Road meet.

From the roundabout the limit follows the built form of the 130 dwellings to the west of Allendale Road as per the agreed site layout plans associated with P/15/1108/2, excluding the open space to the north east of the site. The limit then joins to the

garage area to the rear of 128 – 134 Manor Road and then follows the residential curtilages of properties on Highland Drive and Vale Close until reaching 11 Allendale Road. The limit then continues to follow the residential curtilage of properties off Burnaston Way and Hillcrest Drive, excluding the flood relief basin to the east, and then continues to run along the residential frontages of properties on Peter Laslett Close, Alan Turing Road, Kelham Close, Newstead Way until reaching number 56. The open space to the south of these properties is not included within the settlement limit.

Limit to the South of the Settlement:

From 56 Newstead Way the limit encompass the built form of Park Grange Court, but excludes the children's play area to the north. The limit then encompasses the built form of Rainbows Children's Hospice but excludes the open land to the west of the hospice, and then follows the residential curtilages of properties on Rosewood Way, Almond Close and Mimosa Close, excludes the rear open space to the northeast of Minosa Close and then joins to Fairmeadows Way until reaching the rear of 122 Atherstone Road.

The limit then runs to the rear of properties on Atherstone Road and encompasses the built form of Woodbrook Vale School and joins to the rear 48 Tiverton Road. The playing fields to the south of the school are located outside the settlement limit. The limit continues west to run long the rear residential curtilages of properties on Tiverton Road and Beck Crescent, and then follows the rear and front curtilages of properties on Bramcote Road, and Craven Close until 1 Moat Road. The open space to the west of these properties is not included within the settlement limit.

Limit to the South West of the Settlement:

From 1 Moat Road the limit follows the rear residential curtilages of properties on Bradgate Road, Priory Road, The Widon, Cricket Lane and Baily Close until 11 Brook Lane. The limit follows Wood Brook, then the residential curtilage of Brook Farm House. The farm house is considered to in residential use and contributes towards the cohesive built form. The Nanpantan Sports Ground on Watermead Lane is not included within the settlement limit as the site is predominantly made up of sports pitches and playing fields which are not considered to be part of the cohesive built form of Loughborough. The limit then follows Watermead Lane until its junction with Nanpantan Road.

From 109 Nanpantan Road the limit follows the road itself, but encompasses the built form of 156 – 170 to the south of Nanpantan Road. Parts of the large gardens to the rear of some of the properties have been excluded from the limit. The limit then joins back to Nanpantan Road adjacent to number 175. The limit then follows the rear residential curtilages of 198a – 230 to the south of Nanpantan Road, the limit then joins back to Nanpantan Road adjacent to The Old School House. Continuing west along Nanpantan Road, the limit runs to the rear of 276 – 289 Nanpantan

Road, excluding several of the large rear gardens and joins to Woodhouse Lane. Woodhouse Lane is then followed in a northerly direction; the limit then runs to the rear of properties on Shells Nook Lane and Foden Close then to the rear of properties to the north of Nanpantan Road until reaching 223.

From 223 Nanpantan Road the limit heads north along the rear residential curtilages of properties on Tynedale Road and Montague Drive, to exclude the paddock to the west of Tynedale Road. From 41 Montague Drive, the limit follows the rear residential curtilages of properties on Compton Road and Nicholson Road. The limit then follows Nicholson Road then north to encompass the built form of Holywell Church and Holywell Primary School. The open space to the west of the church and playing fields to the west of the school are not included within the settlement limit. The limit then joins to the residential curtilage of 28 Patterdale Drive.

The limit continues to follow the residential curtilages of properties on Patterdale Drive, Loweswater Drive, Kirkstone Drive and Holywell Drive and Conniston Crescent until reaching number 22. The limit then heads west to follow the built form of Loughborough University, excluding the associated sports pitches and playing fields to the east, and then heads north to include the built form of the Science and Enterprise Park. The limit then connects to Ashby Road adjacent to Abberton Way, and encompasses the built form of the Charnwood Service Station (BP garage).

A sustainable urban extension (SUE) has been allocated within the Charnwood Local Plan Core Strategy to the west of Loughborough to deliver approximately 3,200 homes and up to 16ha hectares of employment land. An outline application has been approved as per P/14/1833/2, however there are no reserved matters and no approved detailed site layout plans to date. Up until a detailed site layout plan has been approved, the area covered by the West Loughborough (SUE) will not be included within the settlement limit.

Limit to the North West of the Settlement:

From the Charnwood Service Station on Ashby Road the limit then encompasses the curtilage of The Cube (student accommodation), and the residential curtilages of properties on Abberton Way and Pitsford Drive. The limit then follows the footpath along the former railway embankment to connect to the rear residential curtilage of properties on Laneshaw Avenue and Grassholme Drive until reaching number 48. The area of open space to the south of Grassholme Drive is not included within the settlement limit. From 48 Grassholme Drive the limit follows the rear curtilages of properties on Grassholme Drive, Howdon Close, Ravensthorpe Drive, Leighton Avenue, Barden Close, Rowbank Way, and Afton Close until reaching 44 Clowbridge Drive. Booth Wood to the west of Afton Close is not included within the settlement limit.

The limit then encompasses the built form of Ashmount School and Charnwood College and excludes the associated playing fields to the west. The limit then connects to the rear curtilage of 58 Althorpe Drive.

The limit heads west along the rear residential curtilages of properties on Oakhurst Court, Cleve Mount, Rosehill, Mildenhall Road, Prestbury Road, Dunholme Avenue Coe Avenue and Buckingham Drive until reaching 172 Buckingham Drive. The limit then follows the footpath which runs parallel to Black Brook until reaching 15 Wesley Close.

Residential development to the south of Mount Grace Road is physically and visually detached from residential properties to the north, however is considered to be cohesive and functionally attached to the main settlement. As such, a separate limit is identified to follow the residential curtilages of these properties.

From 15 Wesley Close, the limit follows rear residential curtilages of Wesley Close and then the limit encompasses the built form of Stonebow Primary School, excluding the playing fields to the south of the school. The limit then follows the rear residential curtilages of properties off Stonebow Close, Colling Close, Bates Close, Booth End, Waistrell Drive, Golding Close and Mitchell Drive until reaching 1 Maxwell Drive. The large open space to the north of Maxwell Drive is not included within the settlement limit.

The limit then continues to follow the rear residential curtilages of properties off Duncan Way, James Avenue, Stewart Drive, Francis Drive, Durrell Close, Irwin Avenue, Darwin Crescent, Lawrence Way, Brandon Road and Leslie Close until reaching Apple Tree Cottage, Dishley Mill on Derby Road (adjacent to the rugby club).

From Apple Tree Cottage the limit heads south to exclude the area of open space around Black Brook, and follows the rear curtilage of properties on Braddon Road, then connects to Barsby Drive, then follows the rear curtilages of properties on Alston Drive and Newton Close. From 21 Newton Close the limit heads north to connect to Derby Road.

The areas to the north of Derby Road including the Charnwood Country Club, the playing fields on Cotton Way are not included within the settlement limit as per the criteria. Dishley Grange a previous employment allocation which has not be developed also sits outside of the settlement limit.

Shepshed

Limit to the North and East of the Settlement:

From 32 Field Avenue the limit follows the rear curtilages of properties on Field Avenue and Nursery Close until reaching number 54, and then encompasses the built form of Campbell Park (80 Hathern Road). The area of open space to the north

of Field Avenue and Nursery Close is not included within the settlement limit. The limit then encompasses the built form of the 270 dwellings to the east of Hathern Road as per the agreed site layout plans associated with P/16/0686/2, excluding the areas of open space within the development. The limit then adjoins to Boundary Way.

From Boundary Way the limit follows the residential curtilages of properties on Coachman's Court, Blacksmiths Avenue and Countryman's Way until number 68. The open space, children's play area and allotments to the east of Blacksmiths Avenue are not included within the settlement limit. From 68 Countryman's Way the limit follows the road until 86 Countryman's Way then follows the residential curtilages of properties on Dovecote until reaching 15, then east to connect to Butthole Lane, thus excluding the Dovecote football ground (but encompasses the changing facilities to the south of the ground) as this is considered to be a playing field and does not form part of the cohesive built form of the settlement.

From Butthole Lane the limit heads east to encompass the built form of St Botolph's Church of England Primary School and Iveshead School. The playing fields to the north of Iveshead School are not included within the settlement limit. The limit heads south to encompass the built form of The Oak Centre (Children's Nursery) and Shepshed High School, excluding the pitches and courts to the east and south. The limit then joins to rear curtilage Beech Close.

From 4 Beech Close the limit follows rear curtilages until 25 Smithy Way, then follows the rear residential curtilages of properties off Westbury Close and Nelson Close, then south to the rear of properties on Cumbrian Way, Peartree Avenue, Wood Close, Chiltern Avenue, Purbeck Avenue, Fairway Road, Pennine Road until reaching 21 Brendon Close.

Limit to the South of the Settlement:

From 21 Brendon Close the limit follows the northern curtilage of the Junction 23 Lorry Park, Lindum Mill, BOAL and the motorway maintenance compound, then west along Ashby Road until reaching 2 Ingleberry Road. The industrial area to the north of Ashby Road East is an existing employment allocation and remains inside of the settlement limit as per the criteria. The structures associated with the industrial uses to the south of Ashby Road East are considered to be remote and physically and visually detached from the main cohesive built form of the settlement of Shepshed and do not relate well to the uses to the north.

From 2 Ingleberry Road, the limit follows the rear of the residential curtilages of properties on Ashby Road Central from 2 – 24. 26 Ashby Road Central is considered to be both physically and visually detached from the settlement. The limit continues west along Ashby Road Central, and encompasses the residential curtilages of 36 and 38 Ashby Road Central which are both considered to be visually attached to the settlement.

From 38 Ashby Road Central the limit then follows the residential curtilages of 84 – 90 Ashby Road Central, and then follows the rear of properties on Crowson Close. From 2 Iveshead Road the limit then follows the rear curtilages of properties on Iveshead Road until reaching Morley Lane, then continues south to the rear of 10 Morley Lane, excluding the large garden to the rear, then 52c, 52b and 54 Iveshead Road, again excluding the large rear gardens.

From 56 Iveshead Road the limit extends east to encompass the built form of the 71 dwellings as per the agreed site layout plans associated with P/16/1980/2. The limit then joins to the rear of 3 The Pastures, and connects to Iveshead Lane and then Iveshead Road. The limit follows the built form of properties on Monastery Gardens, excluding the children's play area to the south of the development and encompasses the built form of 91 and 91a Brick Kiln Lane, excluding the large gardens to the front of the properties. The limit then heads north along Brick Kiln Lane until reaching 70a.

From 70a Brick Kiln Lane the limit follows the rear residential curtilage of the 3 dwellings as per P/17/0476/2, continuing west to encompass the built form of 64 Brick Kiln Lane which is visually attached to the settlement (excluding the associated outbuildings to the north east of the dwelling), then follows the rear curtilages of the proposed 3 dwellings as per P/13/2009/2, and then joins to the rear of 62a Brick Kiln Lane. The pond to the north of Brick Kiln Lane is not included within the settlement limit. The limit then heads north to the rear of properties on Brick Kiln Lane, excluding several of the large rear gardens until reaching 2 Brick Kiln Lane. The properties to the west of 2 Brick Kiln Lane (194 – 204 Ashby Road West) are considered to be outlying from the main cohesive built form of the settlement due to their remoteness and physical detachment, and so have not been included within the settlement limit.

Limit to the West and north of the Settlement:

From 2 Brick Kiln Lane the limit heads east along Ashby Road West, then follows the drain to the west of Gelders Hall Industrial Estate until reaching Jubilee Path. The limit then follows the path west until reaching 13 Tamworth Close. The limit then encompasses the built form of the 380 dwellings to the east of Tickow Lane as per the agreed site layout plans associated with P/13/1826/2, which will encompassed the built form of Brookside Cottage also. The areas of open space to the north west of the development are not included within the settlement limit. The limit then joins to the residential curtilage of 32 Celandine Road.

The limit follows the built form of properties in Celandine Road and Buttercup Lane, excluding the open space and SUDs pond to the north of the development then joins to Tickow Lane adjacent to 1a Anson Road. The limit then follows Tickow Lane until reaching number 21, then heads north west to encompass the built form of the 180 dwellings to the west of Tickow Lane as per the agreed site layout plans associated with P/17/0107/2, and also the built form of the 33 dwellings to the north east of

Hallamford Road as per the agreed sit layout plans associated with P/13/1838/2. The limit then joins to Oakley Road.

From 2 Oakley Road the limit follows Oakley Road, then along the rear residential curtilages of 51 – 61 Oakley Road (excluding the large garden to the rear of 61), then north along Oakley Road. The barns opposite 88 Oakley Road are not included within the settlement limit as they are considered to be in farming use; however 99 Oakley Road is considered to be both physically and visually attached to the settlement and so is included within the limit. From 99 Oakley Road the limit continues to head north along the road until reaching the rear residential curtilage of 32 Field Avenue.

Birstall

Limit to the North East of the Settlement:

From the roundabout where the A46 and the A6 meet (at the Leicester North Services), the limit heads south along the A6 until 751 Loughborough Road. The Park and Ride site to the east of the A6 is predominantly made up of a hardstanding area and is not considered to be part of the cohesive built form of the settlement, and as such sits outside of the settlement limit.

From 751 the limit follows the residential curtilages of properties on Sycamore Road and Birch Tree Avenue. At 136 Stonehill Avenue the limit encompasses the built form of The Cedars Academy. The playing fields to the west, north and east of the built form of the school are not included within the settlement limit. The limit joins to the rear of 17 Myrtle Avenue. The limit continues east along the rear residential curtilages of properties on Myrtle Avenue, Wanlip Lane, Allington Drive, Melba Way, Russet Way, Ashmead Crescent and Worcester Avenue until reaching number 15.

From 15 Worcester Avenue the limit follows the rear of properties on Worcester Avenue and Allington Drive until reaching number 15, then heads south along the rear curtilages of properties on Blenheim Road until reaching number 5, then east along Meadow Lane until reaching the rear curtilage of 62 Lambourne Road. The playing field to the west of Birstall United Football Club is not included within the settlement limit as per the criteria.

From 62 Lambourne Road, the limit follows the residential curtilages of properties on Lambourne Road and Orchard Road until reaching number 61, excluding the vegetation to the east of the properties. From the rear of 61 Orchard Road, the limit follows Whiles Lane, again excluding the area of vegetation to the east, and then follows the residential curtilage of properties on Riversdale Close until reaching number 14.

Limit to the South East of the Settlement:

From 14 Riversdale Close the limit crosses White Horse Lane, running along the curtilage of the White Horse public house, then to the rear of 6 – 3 Mill Close, 35 Church Hill, 8, 20, 17 and 15 Nether Hall Lane, then runs to the rear of the built form of properties on Birstall Road (excluding the large gardens between 245 – 237) until reaching number 237. Note the property to the south of 237 Birstall Road sits outside of the borough of Charnwood and so is not included within the settlement limit. The limit then follows Birstall Road in a south west direction until reaching the roundabout where the A6 and A563 meet.

Limit to the West of the Settlement:

From 363 Loughborough Road, the limit heads north along the A6 (Red Hill), then runs west along the rear residential curtilages of properties on Station Road. The limit continues north to the rear of properties on Tempest Road, Park Road, and Fielding Road until reaching 59 Elmfield Avenue.

The properties to the west of Park Road off Cliffe Road and Henson Close are considered to be physically detached from the main settlement of Birstall due to the break in the cohesive built form provided by the railway line and the dense vegetation screening the railway. The residential properties are considered to be functionally attached to the settlement however and are considered to be cohesive. As such, a separate limit is included around the built form of the residential properties.

From 59 Elmfield Avenue the limit follows the residential curtilage of 59 Elmhurst Avenue then north along the vegetation forming the western curtilage of Highcliffe Primary School and Community Centre. The allotments and cemetery to the west of the school are not included within the settlement limit as per the criteria. The limit follows the front of residential properties on Woodgate Drive excluding the area of greenspace to the front of the properties, then joins to Greengate Lane.

From 97 Greengate Lane the limit follows the road until the railway line, then follows the railway line north to the rear of properties on Fieldgate Crescent, Knollgate Close, Luddgate Close and Queensgate Drive. The land to the rear of 86 Queensgate Drive has been included within the limit to accommodate the existing commitment as per P/15/0383/2 for the erection of 3 dwellings.

Limit to the North West of the Settlement:

From 86 Queensgate Drive the limit heads east along the rear residential curtilage of properties on Harrowgate Drive until reaching 161, and then follows the rear curtilages of properties on Kiln Orchard Way, joining to Long Meadow Way and then encompasses the built form of Hallam Fields Primary School. The limit then joins to the rear of properties as per the agreed site layout plans of P/13/0441/2 (Land at Hallam Fields Phases 3 & 4 for the erection of 185 dwellings). The limit then follows

(but excludes) the line of vegetation to the rear of the properties and industrial uses off Moor End, Coal Cart Road and the Leicester North Services.

Thurmaston

Limit to the East and South of the Settlement:

The limit runs follows the built form of Roundhill Academy until reaching Asda supermarket. The playing field to the east of the school and the associated changing facilities on Barkby Thorpe Lane are not included within the settlement limit. The limit then follows the northern curtilage of Inglenook Mobile Home Park. The park sits inside of the settlement limit as the homes have a degree of permanence and contribute towards the cohesive built form of the settlement. The limit then connects to Barkby Thorpe Lane adjacent to 1 Thorpe Field Drive, and continues east along the lane until reaching the Midland Mainline railway line.

A sustainable urban extension has been allocated within the Core Strategy to the North East of Leicester to deliver approximately 4,500 homes and up to 13 hectares of employment land. An outline application has been approved as per P/13/2498/2, however there are no approved reserved matters site layout plans. As such, there is no precise boundary to the cohesive built form and a settlement limit has not been included at this stage.

The limit follows line of vegetation which screens the railway line then along the curtilage of 1 Cooke Close. The limit then heads east crossing the Midland Mainline railway line and runs along the rear curtilage of properties on Colby Drive and Field View until reaching number 23. The limit then heads south to run along the rear curtilages of properties on Colby Drive, The Coppice, Shenton Close, Everett Close, Hollybrook Close, Creswell Close, Dent Drive and Griffin Close. From 80 Colby Close the limit runs along the front curtilages of 101 and 103 Colby Road.

From 103 Colby Road the limit follows the parish boundary line to the rear of properties on Colby Road, crossing the Midland Mainline railway line and to the rear of properties on Southdown Drive and Manor Road until reaching 561 Melton Road.

Limit to the West of the Settlement:

From 561 Melton Road the limit follows Melton Road then follows the curtilage of Pinfold Road industrial estate, encompassing the industrial uses off Bridge Park Road and connects to Assured Drive. From 700 Melton Road the limit follows the rear curtilages until reaching 11 White Heart Close. The limit excludes the paddock to the rear of 744 Melton Road as per the criteria. The limit continues north along the rear residential curtilage of properties on White Heart Close and Mill Lane, then along the western curtilage of Unicorn Park Mobile Home Park. The park sits inside of the settlement limit as the homes have a degree of permanence and contribute towards the cohesive built form of the settlement, similar to the Inglenook mobile home park in the north of the settlement.

From Unicorn Street the limit continues north to include the built form of the scout hut, but excludes the large garden to the rear of the hut. The limit then follows the River Soar, then the built form of the units on Westmoreland Avenue (to the rear of units 15 and 3). The limit continues north crossing the A607 to encompass the built form and curtilage of the industrial units on Britannia Way. The limit follows Britannia Way, and then heads north along Melton Road until reaching the Collington House on Melton Road.

Syston

East of the Railway Line - Limit to the North:

The limit departs from the railway line to encompass the built form of George Walker Limited (timber and fencing centre) on Foss Way, excluding the large area of hard standing to the north of the site as this is not considered to be built form. The limit connects to High Street and follows the curtilage of 90 High Street (site occupied by Biffa), and crosses the Birmingham to Peterborough Railway Line to run along the northern curtilage of the Interfuse site (concrete production on 84 High Street). Although it is acknowledge that a large portion of the Interfuse site is made up of hard standing, the site relates well to the Biffa site to the east and as such is not considered to be on the edge of the settlement and forms part of the cohesive built form of settlement of Syston.

The limit then follows the rear of properties on Bath Street and Lower Church Street then encompasses the built form of the library and St Peter and St Paul's Church of England Primary School, and connects to the rear curtilage of 29 Jubilee Close. The limit runs around the residential curtilages of properties on Jubilee Close, excluding the children's play area to the north of the development, then continues north along the footpath to the west of Badminton Road until reaching 17 Clumber Close. The limit follows the rear curtilages of properties on Clumber Close until reaching number 3, then heads north east to encompass the built form of Wreake Valley Academy. The large areas of playing fields and open space to the west and south west of the school are not included within the settlement limit.

At the northern curtilage of Wreake Valley Academy the limit encompassed the built form of 1448 Melton Road which operates as an industrial use with multiple outbuildings onsite which is considered to be cohesive and within physically attached to the settlement. The limit then connects back to the south eastern curtilage of Wreake Valley Academy and South Charnwood Leisure Centre before joining to 3 Naylor Road, then connects to Melton Road adjacent to 2 Brighton Avenue.

East of the Midland Mainline Railway Line – Limit to the South:

From 2 Brighton Avenue to the limit follows Melton Road until 1417, then follows the rear curtilages of the 101 residential dwellings development off Millstone Lane as per the agreed site layout plans of P/14/0393/2. The limit excludes the substation to the

south of the development and joins to Millstone Lane adjacent to number 54. The limit then follows Millstone Lane and Ridgemere Close, then along the rear curtilage of 15 – 11 Ridgemere Close, Mowbray Drive, then along the rear curtilages of properties on Cossington Close, Knossington Drive, Hallaton Drive, Eatough Close, Langham Close and Empingham Drive until reaching number 10. The line of vegetation to the rear of these properties is not included within the settlement limit.

From 10 Empingham Drive the limit crosses Barkby Road to encompass the built form of the 148 dwellings to the south of Barkby Road as per the agreed site layout plans of P/14/0816/2, and then joins back to Barkby Road adjacent to 52 Empingham Drive to exclude the area of vegetation to the west of the development. The limit then runs along the rear curtilage of properties on Exton Close, Manton Way, Saxby Drive, Whissendine Way, St Hilders Close and Ruskin Avenue, until reaching number 1.

From 1 Ruskin Avenue, the limit follows Pembroke Avenue, connecting to Cherry Drive; then encompasses the built form of The Merton Primary School. The playing fields to the south of the school and park to the east now sit outside of the settlement limit. The limit connects to the curtilage of 30 Oak Drive.

From 30 Oak Drive, the limit runs along the rear residential curtilages of properties on Lime Drive, Cedar Drive, Oak Drive, Pine Drive, Goods Avenue, Coplow Crescent, St Paul's Drive, and Millers Close until reaching number 7. The limit then heads north to connect to Melton Road, and then heads west crossing the Midland Main Line railway. Mill House (1070 Melton Road) is considered to be outlying from the settlement as it is both remote and physically and visually detached from the settlement and as such sits outside of the settlement limit.

Limit to the West of the Midland Mainline Railway Line:

From 31 The Firs, the limit heads south running along the western edge of the Midland Mainline Railway line past the former Barky Firs Ambulance Station. At 7 Barr Road, the limit follows the residential curtilages of properties on Clover Way until reaching Barkby Lane, excluding the line of vegetation to the east. The limit then follows Barkby Lane excluding the children's play area on Clover Way and the open space to the front of 1 – 5 Wilks Way until reaching 8 Barkby Lane. The limit then follows the rear of 8 and 16 Barkby Lane, then along the rear curtilage of Berrystead Nursing Home and The Cedars (999 Melton Road).

Syston and Thurmaston share a settlement limit as there is no break in the cohesive built form between the settlements. As such, the Syston Limit picks up to the rear of Collington House and the associated nursery on Melton Road. Although these properties fall within the parish of Thurmaston, they are explained in this part of the report because of their relationship with Syston. The limit follows the rear curtilage of properties on Simpson Close, then along the built form of Granite house on Granite Way (occupied by Tarmac), excluding the area of vegetation to the south of the built

form. The limit then heads north following the A607 until reaching Wanlip Road. The further phases of the Watermead development have been identified as directions of growth within the Core Strategy but there are no approved reserved matters that could be used to precisely define the boundary of the cohesive built form. As such these sites to the north of Wanlip Road remain outside of the settlement limit.

From Wanlip Road the limit follows Glebe Way to the north and encompasses the curtilage of The Hobby Horse restaurant. The limit then joins back to Glebe Way and follows the road until reaching Foss Way. Foss Way is followed in a northerly direction, encompassing the residential curtilages of 201 – 207 Foss Way as these properties are considered to be part of the cohesive built form of the settlement due to their visual attachment. The limit then connects to the Midland Mainline Railway which is followed in a northerly direction until reaching the curtilage of George Walker Limited on Foss Way.

Anstey

Limit to the North of the Settlement:

The limit extends from 293 Bradgate Road, to the rear along the residential curtilages until reaching 225a Bradgate Road, excluding several large gardens. The limit then follows the rear residential curtilages of properties on Long Close, Ruskins Field, Dale Close and Wolfe End, excluding the areas of open space in and around the residential development. From 25 Wolfe End, the limit heads north along the rear residential curtilages of 295 – 195 Link Road, excluding several large gardens. The limit continues to run eastwards encompassing the built form of The Martin High School, then east to the rear of properties on Netherfield Road, and encompasses the built form of Woolden Hill Primary School, and then connects to the rear curtilage of 81 Link Road. The playing fields associated with the two schools sit outside of the limit.

From 81 Link Road, the limit continues east along the rear residential curtilages of properties on Link Road, Balladine Road, then north to the rear of properties on Broadway and Fairhaven Road until reaching number 47 Fairhaven Road. The limit continues north to encompass the built form of the agreed site layout of the 160 residential dwellings development off Cropston Road as per P/14/0428/2, and extends east crossing Cropston Road to encompass the built form of the agreed site layout of the 70 residential dwellings development off Cropston Road as per P/16/0963/2, then south to join to the residential curtilage of 187 Cropston Road.

Limit to the East of the Settlement:

From 187 Cropston Road the limit follows the rear residential curtilages until reaching 161 Cropston Road then heads east to encompass the built form as per the agreed site layout of the 36 residential dwelling development off Cropston Road as per P/15/0963/2, and then joins to the rear of 127 Cropston Road. The limit follows

the rear residential curtilages until reaching 79 Cropston Road, excluding the large garden associated with 99 Cropston Road.

From 79 Cropston Road, the limit joins to Cropston Road and follows the road, until reaching Sturgess Garage. The limit then follows Rothley Brook to the rear of the car garages, and The Old Cinema (69 Cropston Road) and then follows the rear residential curtilages of properties on Melody Avenue, the rear curtilage of the car park associated with the Co-op and the rear residential curtilages of Ned Ludd Close until reaching 22 Leicester Road.

The limit crosses and follows Leicester Road to the front of 22 – 10 Leicester Road, then to the front of 15 – 37 Leicester Road. The limit then encompasses the built form of Latimer County Primary School, excluding the associated playing fields to the south, then follows the eastern access road to Martin Court in a southerly direction. The limit then follows the rear residential curtilages of properties on Millfield Close and Pear Tree Close until reaching 72 Groby Road. The playing fields and children's play area to the east of Peartree Close sit outside of the settlement limit as per the criteria.

Limit to the West of the Settlement:

From 72 Groby Road, the limit follows the rear curtilages of properties on Burgin Road, Falcon Road and Green Farm Court. The limit then follows the rear curtilages of properties on The green, excluding the large garden associated with number 20, then to the rear of properties on Bradgate Road until reaching number 184 Bradgate Road.

From 184 Bradgate Road the limit connects to Bradgate Road itself then encompasses the built form of St Mary's Rectory, excluding the cemetery to the east of the church. The limit continues north along the rear residential curtilages of properties on Bradgate Road until reaching 254, excluding some large gardens to the rear, before connecting to Bradgate Road itself and reaching 293 Bradgate Road.

There are two areas of residential properties; to the south of Gorse Hill (east of Gynsill Lane) and to the west of Gorse Hill which are excluded from the settlement limit. These areas are physically, visually and functionally detached from the main settlement of Anstey and as such are not considered to be part of main cohesive built form of the settlement.

Limit to the North West of Groby Road:

A residential development accessed from Groby Road (to the north of Anstey Cemetery) is physically detached from the main settlement of Anstey. The detachment is provided by a large area of open space between Glover Close and Burgin Road which remains outside of the settlement limit. The residential development consists of housing laid out around a clearly defined street pattern with

clearly delineated residential curtilages, creating a cohesive built form, which has a close function relationship with the settlement of Anstey. As such, a separate limit runs south east from 11 Glover Close along Groby Road until reaching 28 Gretton Drive, then north to the rear curtilage of 22 Harrison Close, then north east to the rear curtilage of 12 Protheroe Road and then connects back to Groby Road.

Limit to the North of the Leicester Urban Area:

Residential development to the east and west of Gynsill Lane is within the parish of Anstey, but functionally acts as an extension to the cohesive built form of Glenfield within Leicester City. Permission has been granted for the erection of 57 dwellings on land adjacent to Gynsill Court as per P/13/2510/2 and for the erection of up to 40 dwellings at Gynsill Court Mews as per P/13/2263/2. As such, the limit follows Gynsill Lane to the rear of 52 and 62 Gynsill Lane and encompass the built form as per the agreed site layout of P/13/2263/2 and P/13/2510/2 and cross Gynsill Lane to runs along the rear residential curtilages of 107 – 89 Gynsill Lane, excluding all of the large rear gardens, and then joins to the front curtilage of 52 Gynsill Lane.

Barrow upon Soar

Limit to the North of the Settlement:

From The End House (150 Cotes Road), the limit follows the rear residential curtilages of properties on Brooker Close, then along the front curtilages of properties on Willow Road. At 102 Willow Road the limit connects to Willow Road itself and follows the road until 75 Willow Road. The limit then follows the frontages of properties on Willow Road and Stone Drive until reaching 11 Willow Road, and then joins to Willow Road itself again. The limit then heads north east to encompass the built form of the 71 residential dwellings as per the agreed site layout plans associated with P/13/1023/2, then joins to Nottingham Road. The open space and children's play area to the north of Willow Road lie outside of the settlement limit.

From Nottingham Road the limit follows the rear residential curtilages of 86 – 94 Nottingham Road and 20 and 22 Fishpool Way before joining to Fishpool Way itself. The limit follows Fishpool Way until reaching Melton Road. Millennium Park to the east of Fishpool Way lies outside of the settlement limit.

Limit to the East of the Settlement:

The limit follows Melton Road and includes the built form of 84 Melton. The limit encompasses the built form of the 291 residential dwellings to the east of Melton Road as per the agreed site layout plans associated with P/15/0229/2, then joins to the rear of 74 Breachfield Road. The open space proposed to the south of the development remains outside of the settlement limit.

The limit then runs to the rear of the residential curtilages of properties on Breachfield Road, crossing the railway line, including the rear of properties on Sibley

Road until reaching 227 Sibley Road. The limit continues east along the curtilage of The Sibley Road Industrial Estate, then joins to 228 Sibley Road (adjacent to Houston Close).

The Barrow Railhead (Tarmac) site to the east of Sibley Road Industrial Estate is predominantly made up of hard standing areas for storage. As such this creates a break in the cohesive built form and is not considered to be part of the settlement of Barrow upon Soar. Further to the south east of the railhead is the Hayhill Industrial Estate and several residential properties (238 – 208 and 223 Barrow Road). The industrial estate and residential properties are considered to be outlying and physically detached from the main cohesive built form due to their proximity from the settlement and as such sit outside of the settlement limit.

Limit to the South of the Settlement:

From 228 Barrow Road the limit follows the rear residential curtilages of properties on Houston Close, excluding Meadow Farm, then along the front curtilage of 230 Sibley Road and joins to River View. The limit follows River View, then along the residential curtilage of 17 River View and then follows the Leicester Navigation Canal until reaching 172 Sibley Road. The rear portions of the large gardens between 172 – 114 sit outside of the limit. From 174 Sibley Road, the limit connects back to The Leicester Navigation Canal until 45 Avon Road. The limit then connects to Welland Road and joins back to the Leicester Navigation Canal via the eastern curtilage of 10 Welland Road and continues to run north along the canal (which becomes the Grand Union Canal) until reaching 36 Mill Lane. The open space to the south of Welland Road sits outside of the settlement limit. The properties to the south of the canal off Mill Lane (90 – 98) are considered to be outlying due to their physical detachment from the settlement and as such sit outside of the settlement limit.

Limit to the West of the Settlement:

From 36 Mill Lane, the limit follows the rear residential curtilages of properties on Holbourne Close, excluding the open space between the properties and the canal, and then follows the rear curtilage of Cliffe House (5 Bridge Street) and Lock Cottage (35a Bridge Street). The limit then follows Proctor's Park Road, crosses Bridge Street then encompasses the built form of The Boat House pub, excluding the open space to the west of the road and the pub. The limit then follows the footpath to the north of the pub to cross the railways line via the footbridge. The limit follows the railway line west until reaching the rear residential curtilage of 2 Barrowcliffe Close. Barrowcliffe Road is followed in a north east direction and then encompasses the built form of 41 Cotes Road. The large garden to the south and west of the property remain outside of the settlement limit. The limit then joins to Cotes Road.

The limit follows Cotes Road then following the rear of properties west of Cotes Road, and Blake Close excluding the large garden associated with 83 Cote Road until reaching the Barrow upon Soar Cemetery. The limit joins to Cotes Road to

exclude the cemetery as per the criteria, and then continues to run to the rear of the remaining properties on Cotes Road and Gardner Way. The limit then heads east along Gardner Way to join to the front curtilage of The End House (150 Cotes Road).

Mountsorrel

Limit to the North East of the Settlement:

Freeway Farm to the north of the roundabout where Leicester Road and Granite Way meet includes some haulage business, sits outside of the settlement limit as it is considered outlying and to not form part of the cohesive built form. From the roundabout, the limit follows Granite Way to the north east then runs along the rear curtilage of Waitrose and continues along the residential curtilages until reaching 168a Loughborough Road. The site to the rear of 168a is used for truck storage so is not considered to be part of the built form of the settlement. This site along with the recreational ground to the east of 168a, lies outside of the settlement limit.

From 168a Loughborough Road the limit runs along the rear residential curtilages of properties on Loughborough Road, Wishbone Lane and The Quay, excluding the marina to the east as this is not considered to be built form. The limit then follows the River Soar running to the rear of properties on Loughborough Road until reaching Sileby Road. The built form of development to the west of Sileby Road (3 – 7a), the built form on The Wharf, the built form of 9 and 13 Sileby Road and the Waterside Inn public house form part of the cohesive built form of Mountsorrel. From the Waterside Inn, the limit follows Sileby Road to encompass 16 Sileby Road to the east and joins to Market Place. The open spaces adjacent to Sileby Road and Market Place lie outside the settlement limit. The buildings and structures in and around this part of Sileby Road are visually attached to the settlement and as such are considered to be part of the cohesive built form of the settlement.

From 7 Market Place the limit follows the rear of residential properties on Barron's Court, Barron's Way, and Grapes Garden Close until reaching 7 Little Lane, thus excluding the vast area of open space to the east of these properties. From 7 Little Lane, the limit connects to the rear residential curtilage of properties on Leicester Road, excluding the children's playground and the sports pitch to the east, until reaching the Soar Valley Leisure Centre.

Limit to the East of the Settlement:

The limit follows the built form of the Soar Valley Leisure Centre and car park then runs north along the rear residential curtilages of properties on Orchard Close, Buttercup Close and Otter Lane. The open space to the west of these properties lies outside of the settlement limit.

From 42 Otter Lane, the limit follows the rear residential curtilages via the line of vegetation which screens the dual carriageway to the east, until 17 and 19 Rowe Leyes Furlong. The limit then follows the proposed built form as per the agreed site

layout plans of P/16/1344/2 (erection of 42 homes) and P/16/0836/2 (erection of a 66 bed residential care home) at Linkfield Farm, then runs along the rear curtilage of 1087 Loughborough Road and The Hilltop Garage.

To the east of the A6 is Rothley Lodge Commercial Park which is an employment allocation within the Borough of Charnwood Local Plan. To the south of the commercial park are a mix of retail, warehouse and office uses and a garden centre. The A6 is a prominent and significant divide between the settlement of Mountsorrel and the buildings of the commercial park and other retail and industrial uses. The collection of buildings to the east of the A6 has a degree of cohesion as a group. However, the dual carriageway acts as a very significant barrier meaning that the buildings to the east are not just physically and visually detached from Mountsorrel, but do not form part of the community and settlement of Mountsorrel. As such they are considered to be outlying form the settlement and sit outside of the settlement limit.

Limit to the South of the Settlement:

From Hilltop Garage on Loughborough Road, the limit follows Manor Holt Close then follows the rear curtilages of the residential properties on Manor Holt Close until joining back to Loughborough Road. The limit then follows Loughborough Road, to the access road to the Soar Valley Bowls Club, to exclude the bowling green and pitches to the south and west of the club, then continues south west along the rear residential curtilages of properties on Alvis Dale, Halywell Nook, and Oldfield lane. From 4 Oldfield Lane, the limit follows the parish boundary line until reaching the roundabout (where Rothley Road meets Mountsorrel Lane).

There is no break in the cohesive built form between the Mountsorrel and Rothley. As such, the Mountsorrel Limit picks up to the rear of 20 Walton Way and continues to run along the parish boundary line until reaching 14 Meadow Road. The limit then runs west along the rear residential curtilage of properties on Grange Lane until reaching Water Cross Lane. From Water Cross lane, the limit follows the built form of the agreed site layout plans associated with P/15/0013/2 for the erection of 130 dwellings on West Cross Lane, excluding the associated open space in and around the development, then joins to West Cross Lane, adjacent to number 27, then follows West Cross Lane in a south west direction until reaching number 33.

From 33 West Cross Lane the limit follows the rear curtilages of properties on Glamis Close, Blair Close, Beaumaris Road, Arundel Close, Stirling Close and Rosslyn Avenue. The dense area of woodland to the west of the properties lies outside of the settlement limit. At 12 Rosslyn Avenue, the limit heads west along the residential curtilages of properties on The Osiers and Swithland Lane, excluding several of the large gardens, then joins to Swithland Lane itself. The limit heads north along Swithland Lane, then east along Halstead Road until reaching 183 Halstead Road.

Limit to the West of the Settlement:

From 183 Halstead Road the limit follows the residential curtilages of properties on Willow Grove, then east along the residential curtilages of properties on Rosslyn venue and 25 Kenilworth Close, then north along the residential curtilages of properties on Edinburgh Way until reaching 143 Halstead Road. The limit then heads west back along Halstead Road then north to encompass the built form of the agreed site layout as per P/15/1024/2 for the erection of 200 dwellings on Halstead Road. The limit then joins back to Halstead Road adjacent to 79 Walton Way.

The limit follows Halstead Road, excluding the property of 112 Halstead Way to the north as this dwelling is considered to be outlying from the neighbouring residential dwellings due to its proximity and screening from vegetation on all sides. In addition, the playing fields to the north of Halstead Road also sit outside of the settlement limit. The changing facilities associated with the playing fields are considered to be outlying from the settlement so are not included within the limit.

From 64 Halstead Road the limit follows the rear residential curtilages of properties on Church Hill Road and Glebe Close, and then encompasses the built form of Christ Church & St Peter's Church of England Primary School before joining to Rothley Road. Christ Church on Rothley Road is set back from the road and is considered to be outlying from the settlement due to its physical detachment. The limit follows Rothley Road then follows the curtilage of 2 and 4 Castle Hill and continues to follow the front and rear residential curtilages of properties on The Green and Leicester Road, then along the rear curtilages of properties on Watling Street. The elevated area of open space on Castle Hill lies outside of the settlement limit.

Limit to the North West of the Settlement:

At 31 Watling Street the limit follows Watling Street then connects to Crown Lane. The limit follows Crown Lane but excluding the paddock to the south of the Homestead. The limit follows the residential curtilage of properties on Windmill Close excluding the dense vegetation which runs parallel to Crown Lane, then crosses Crown Lane to run north west along the rear residential curtilages of properties on Loughborough Road until reaching number 91.

From 91 Loughborough Road the limit crosses the access road (leading to Mountsorrel quarry) and encompasses the built form of the two industrial units to the south of High Lumpus Court and Farnham Court and then connects to Bind Lane. The limit then runs along the residential curtilage of 14 Bond Lane, then to the rear of properties on Loughborough Road until reaching 201 Loughborough Road, excluding all of the large gardens to the rear. The Stonehurst Farm is still in farming use (although now a tourist attraction), so sits outside of the limit as per the criteria.

From 201 Loughborough Road, the limit runs to the rear of properties on Pepper's Close and Hawcliffe Road. The Leicestershire County Council Highway Depot at the end of Hawcliffe Road is made up of a number of units which are in close proximity to residential properties on Hawcliffe Road, and a large car park is situated towards the east of the car park. The limit encompassed the built form of the units (excluding the car park) and then follows the rear curtilages of 86 – 46 Hawcliffe Road. The site to the north west of the depot is predominantly used for the storage of material to make concrete (associated with Neal Harby Transport), and the site further north is the Mountsorrel Household Waste Recycling Centre (HWRC). Neither of these sites are considered to contribute towards the cohesive built form of the settlement due to a lack of built form which relate to the settlement.

From 46 Hawcliffe Road the limit connects to Granite Way using the line of vegetation to the west of the office building (20 Granite Way) which is in close proximity to neighbouring residential uses to the east. From Granite Way the limit runs to the rear of The Point (office suits) and encompasses the built form of 263 Loughborough Road, but excludes the large gardens to the rear of the property. The limit then joins back to the roundabout where Loughborough Road meets Granite Way.

Quorn

Limit to the East of the Settlement:

From the east of Meynell Road, the limit follows the rear residential curtilages of properties on Crowson Drive (excluding the SUDs pond to the north), then east to the rear of properties on Fenny Copse Lane, and Raynesford Close, then south to the rear of properties on Netherhall Drive and Westley Close. From 5 Westley Close the limit follows the residential curtilage of 4 Huntsman's Close and then encompasses the built form of Quorn Hall.

From Quorn Hall, the limit follows the River Soar, and then follows the rear curtilage boundaries of 28 – 1 Soar Road excluding the large gardens to the rear. The limit then follows Soar Road, excluding the paddock to the south of 1 Soar Road, then along the rear residential curtilages of 27 – 13 School Lane and encompasses the built form of Quorn Orchard Care Home, but excludes the large gardens associated with the care home to the east and south and the open space and River Soar tributary further south.

The limit follows School Lane itself, then includes the rear residential curtilage of 9 School Lane and 52 – 62 Leicester Road, then along the rear curtilage of Quorn House Hall and encompassing the built form of the Quorn Country Hotel. The large gardens to the rear of the hotel sit outside of the limit. The limit continues to head east along the rear residential curtilages of properties on The Brinks and Leicester Road again until reaching 112 Leicester Road. The limit then follows Leicester Road until reaching 123 Leicester Road.

Limit to the South of the Settlement:

The large garden area to the east of 123 Leicester Road, is located outside the limit. From 123 Leicester Road the limit runs to the rear of 123 – 107 Leicester Road. Woodside Farm is located outside of the settlement limit as per the criteria. The limit follows the rear of properties on Unitt Road then encompasses the proposed built form of the nursery building and extension of Quorn Grange as per P/15/2400/2 before joining to Wood Lane. Note the proposed 9 dwellings as part of this permission are not proposed on the edge of the settlement.

The limit follows Wood Lane then along the rear curtilages of properties on Northage Close and Paddock Close, excluding some large gardens. From 35 Paddock Close the limit runs to the west of 7 Armston Road, joins to Armston Road itself then heads west along Whall Close. Quorn Manor (5 Armston Road) is located to the south of Armston Road, but is significantly set back from the main built form of the settlement and is visually detached. The Manor is considered to be outlying from the settlement and as such is not included within the limit.

From Whall Close the limit extends west to include The Old Coach House on Armston Road. The limit follows the residential curtilage of the house then connects to The Old Gardens (1 Armston Road) to the north. The Old Coach House and The Old Gardens are considered to be part of the cohesive built form of the settlement. The built form of The Old Gardens is included within the settlement limit, the limit then follows the rear curtilages of properties on Hall Lees and connects to Leicester Road. From the War Memorial the limit follows the River Soar tributary until 14 Meeting Street. The limit then follows Meeting Street itself then runs along the rear residential curtilages of 46 Meeting Street, to 76 Chaveney Road, then onto 28 Buddon Lane cutting through a number of large gardens on Buddon Lane.

Limit to the West of the Settlement:

From Buddon Lane, the limit runs to the rear of 33 – 37 Buddon Lane, and cuts through the large garden to the rear of 5 Chestnut Close, and follows the rear boundary fences of properties along Chestnut Close, Toller Road and Forest Road to the east of the railway station. The limit encompasses the station house and its curtilage as it is considered part of the cohesive built form due to its close physical and visual relationship with properties on Forest Road. The limit encompasses the built form of the Manor House Hotel, but excludes the tennis courts to the rear of the building. The limit follows Woodhouse Road to its junction with Loughborough Road and encompasses the area proposed for the 64 bed Care Home as per P/16/0947/2 (Land at Quorn Football Club on Farley Way) as this is an existing commitment and will be physically attached to the settlement through its proximity. Clearview Farm and the football playing field to the north of the site sit outside the settlement limit as per the criteria.

From the Quorn Football Club entrance (proposed entrance to the care home), the limit follows Farley Way until 1 Rennocks Close. The limit runs north along the rear residential curtilages of properties on Rennocks Close, Hutton Close and Wykes Close, excluding the areas of open space and children's play facilities to the north of the development. The limit follows Farley Way, crossing the roundabout to join to Maynell Road to the east.

Rothley

As part of this assessment, large areas of open space in and around Rothley Brook in the centre of the village are excluded from the settlement limit. This results in two, non-contiguous settlement limit areas for Rothley a western parcel and an eastern parcel which are described below.

Western parcel – Eastern limit:

From the roundabout where Rothley Road meets Mountsorrel Lane, the follows Mountsorrel Lane and the residential curtilage of 193 Mountsorrel Lane, then encompasses the built form of the first phase of development associated with P/12/2005/2 (for the erection of 250 homes) around the residential properties off Moore Gardens Close, Brier Way, Woodthorpe Drive and Daycott Avenue which are now complete (note further phases incorporated into the settlement limit further south). The limit then joins to the rear of 193,189 and 185 Mountsorrel Lane then follows Mountsorrel lane until reaching 171 Mountsorrel Lane.

The limit then follows the rear of 171 – 157 Mountsorrel Lane, and then joins to Mountsorrel Lane again to exclude the access track which leads to Fields Farm to the east. Rothley Cemetery lies outside of the settlement limit as it is an open space at the edge of the settlement. From 149 Mountsorrel Lane, the limit follows the proposed site layout of phases 2 and 3 associated with P/12/2005/2 (for the erection of 250 homes) which have yet to be built. Note the access road from phase 1 to 2 to the north of the site sits outside of the settlement limit as does the proposed biodiversity park to the south of the built form of the development. The limit joins to the rear curtilage of properties on Farnham Close then connects to and follows Mountsorrel Lane.

Rothley Library to the east of Mountsorrel Lane is within close proximity to neighbouring residential properties to the south and is included within the settlement limit. The play area to the north of the library and bowling green and tennis courts to the east now sit outside of the limit as per the criteria. As such, the limit runs east from Mountsorrel lane to encompass the built form of the library then along the rear curtilage of properties on Scholars Drive and Old School Way. The SUDs pond to the east of the properties sits outside of the limit as this is not part of the built form. The limit then connects back to Old School Way to the south then follows the rear of properties on Hornecroft and Greenway. The recreational ground to the east of the properties sits outside of the limit as per the criteria.

The limit follows the rear boundary of Victoria Mills, the side curtilage of 42 Fowke Street and the built form of flats 83-105 Fowke Street. The limit follows rear built form of 81 to 31 Fowke Street crosses School Street to encompass the built form of the properties to the east of St Mary's Church, but excludes the outbuildings associated with The Old Vicarage (14 Hallfields Lane). The limit cuts through the large gardens associated with properties on Church Street and connects to Anthony Street, then continues to heading west along Town Green Street until reaching number 28. The children's play area and area of dense vegetation to the south of Town Green Street lie outside of the settlement limit as per the criteria.

From 28 Town Green Street, the limit runs along the rear residential curtilages of properties on Forge End, and then follows the curtilage of the car park associated with the Environment Agency. The rear portion of the large garden to the rear of 58 Town Green Street is excluded from the settlement limit as per the criteria. The limit follows Town Green Street until reaching 89, and then follows the front curtilages along Town Green Street until reaching 76. The paddock to the south of The Green sits outside of the settlement limit as per the criteria.

Western parcel – Western limit:

From 76 Town Green Street, the limit follows the rear residential curtilages of properties on Town Green Street, Park Farmmews, Paddock Close and Wellsic Lane. From 1 Wellsic Lane, the limit crosses Westfield Lane to run along the rear residential curtilages of properties on Templar Way, excluding the large gardens associated with 46 – 50. From 62 Templar Way the limit heads north to run along the western curtilage of properties on Breech Hedge, Cross Hedge and Windmill End before joining to Garland. The area of open space to the north of Windmill End sits outside of the settlement limit. From 70 Garland, the limit follows the rear curtilages of properties on Barley Way, Badgers Bank and then Mountsorrel Lane. From 132 Mountsorrel Lane, the limit runs to the rear of the properties off The Crescent to join to the parish boundary adjacent to 20 Walton Way.

Eastern parcel – Eastern Limit:

The limit runs along Homefield Lane from number 34 until reaching 987 Loughborough Road, and then heads south along the rear curtilages of properties on Loughborough Road until reaching The Rise. Large gardens and outbuildings to the rear of 975 – 971 Loughborough Road sit outside of the settlement limit. The limit follows the rear curtilages of properties on The Rise, Hickling Close and joins to Cossington Lane. The paddock to the east of Hickling Close lies outside of the settlement limit as per the criteria.

From 21 Cossington Lane the limit the limit excludes the rear portion of the large gardens along Cossington Lane and then heads west along the rear curtilage of properties on Hames Close and 909 Loughborough Road. Woodcock Farm to the east of Loughborough Road lies outside of the settlement limit as per the criteria.

The limit crosses Loughborough Road to follow front curtilages of properties on Armitage Drive, Merttens Drive, Elderberry Drive, Damson Close and Mulberry Way. The play area and public open space in front of properties on Elderberry Drive are excluded from the settlement limit as per the criteria. The limit then follows the main built form of Rothley Church of England Primary School, excluding the courts and playing fields to the south of the school, and then follows the rear residential curtilage of properties on Farmers Way, Yeoman Way and Brookfield Road before joining to Warren Way. The limit continues to follow the residential curtilage of properties on Warren Way and Bates Hollow before following the western curtilage of 21a Hallfields Lane. The SUDs ponds adjacent to Hallfields Lane are located outside of the settlement limit. The limit then follows the residential curtilages of 6 – 12 Hallfield Lane, excluding the large garden associated with number 6, and then joins back to Hallfields Lane.

Eastern parcel – Western limit:

From 12 Hallfields Lane the limit follows the road in a north east direction then runs along the rear curtilage of the Vicarage (128 Hallfields lane) excluding parts of the large garden of this garden as per the criteria, then along the rear residential curtilages of properties on Grangefields Drive and then connects to Homefield Lane.

Sileby

Limit to the North of the Settlement:

From the railway line the limit runs along the rear curtilage of properties on Highbridge and King Street encompasses the built form of Redlands Community Primary School. The school playing fields to the rear of the school sit outside of the limit. The limit follows the rear residential curtilages of properties on Park Road, Homefield Road, Jubilee Avenue and Southfield Avenue. From 5 Southfield Avenue, the limit connects to Sunnylands Drive then Seagrave Road until reaching 210a Seagrave Road. The limit then encompasses the built form of P/14/1395/2 (Land off Seagrave Road for the erection of 134 dwellings) as per the agreed site layout plans. The limit then encompasses the built form of Highgate Community Primary School to the south of the development, and then joins to Heathcote Drive until number the rear boundaries of 46 to 52.

Limit to the East of the Settlement:

From 46 Heathcote Drive, the limit follows the residential curtilages on Heathcote Drive, Lane Close, Parsons Drive, Barnards Drive, and Stanage Road, Roy Brown Drive and Highgate Road. 191 Ratcliffe Road located to the east of Highgate Road is considered to be outlying due to its physical detachment from neighbouring residential properties and so is not included within the settlement limit. The limit continues to follow the rear of properties from 24 – 14 Finsbury Park and 177 – 187 Ratcliffe Road before joining to Ratcliffe Road.

The limit follows Ratcliffe Road to encompass the built forms of 211 – 215 and 229 Ratcliffe Road. These properties are in close proximity to neighbouring residential development on Ratcliffe Road and as such are part of the cohesive built form of the settlement. Numbers 245 – 249 and 250 further south east along Ratcliffe Road are considered to be outlying due to their physical detachment from the settlement and as such are not included within the settlement limit.

From 198 Ratcliffe Road the limit encompasses the built form of P/17/1578/2 (Peashill Farm, Ratcliffe Road erection of 170 dwellings) as per the agreed site layout plans. The open space proposed as part of the scheme lies outside the settlement limit. The limit then connects to the rear curtilage of properties on Ratcliffe Road from 84 – 40, then runs along the rear curtilage of properties on Belgrave Close and Cemetery Road. The allotment gardens and Sibley cemetery to the east of Belgrave Close now sit outside of the limit as per the criteria.

We note that there is a live planning application for the erection of 108 dwellings on the former waste depot on Cemetery Road (as per P/16/1359/2). If this application is approved, the limit is likely to remain as per the existing settlement limit. Until a decision has been made on the application, the limit follows the built form of the former waste site, then along the rear curtilages of properties on Avenue Road, Kendal Road and Staveley Road. The limit then connects to the rear of 32 Phoenix Drive, and follows the rear curtilage of properties on Butler Way and Gray Lane, then connects to the railway line. The settlement limits follows the railway line until reaching 147 Charles Street. The children's play area to the south of Butler Way is now located outside of the settlement limit.

Limit to the South West of the Settlement:

From 147 Charles Street, the limit follows the rear residential curtilages of properties on Charles Street, Molyneux Drive and Chafton Drive until reaching 235 Cossington Road, and then heads south along Cossington Road. Brook Farm to the east of Cossington Road remains outside of the settlement as per the criteria.

The limit follows the rear boundaries of the curtilages of 190 – 56 Cossington Road. Meadow View farm to the rear of 158 Cossington Road sits outside of the limit as per the criteria. There are a number of outbuildings to the rear of the properties off Cossington Road which are not considered to be part of the cohesive built form and sit outside of the limit. From 56 Cossington Road the limit runs to the rear of properties on Preston Close. The rear parts of large garden associated with the surgery (46 Cossington Road) are excluded from the settlement limit. From 46 Cossington Road the settlement limits follows rear curtilages of properties on Cossington road until the former Sibley Hall (12 Cossington Road).

From Sibley Hall the limit follows the curtilage of 18 High Street, The Maltings, the telephone exchange (12 High Street), the curtilages of properties running from 12B to 2 High Street follows Church Lane, (excluding the large garden to the rear of the

property and Church Farm to the north). The limit encompasses the built form of 35 Little Church Lane, excluding the large garden to the rear, incorporates the Old Vicarage Mews, and then follows the northern garden curtilage until reaching the Rectory (11 Mountsorrel Lane).

The limit follows the curtilage of 42 Mountsorrel Lane, then along the curtilages of properties on Herrick Close until reaching 53 Barrow Road. An area of open land and a pond between 33 and 35 Herrick Close are excluded from the settlement limit. The limit follows the rear of properties on Barrow Road until 105 Barrow Road, then along the front of properties on Barrow Road until 204. 115 Barrow Road located to the west of Barrow Road is physically detached and remote from the settlement, and as such the property is considered to be outlying and so is not included within the settlement limit. The limit runs to the rear of 204 Barrow Road via the railway line until reaching the footbridge adjacent to 58 Barrow Road.

Barkby

Barkby is composed of three distinct parcels of built form separated by an area of open countryside.

Western Parcel:

The agricultural / farm buildings associated with Manor Farm sit outside of the settlement limit as per the criteria. In addition, residential dwellings to the west of the farm (38 – 42 Main Street) also sit outside of the settlement limit as they are outlying from the main cohesive built form of the village due to the remoteness and physical detachment provided by Manor Farm. From 24 (Manor Farm House) and 22a Main Street, (as per P/01/0217/2 – conversion of stables to dwelling) the limit follows rear residential curtilages of properties on Main Street until St Mary's Church.

St Mary's Church is outlying from the cohesive built form of the village due to its physical and partial visual detachment. As such the limit continues to encompass the barn conversions to the south of the church then along the rear residential curtilages of 2 – 6 Main Street. The garage associated with P/97/1118/2 is not considered to be part of the cohesive built form and as such sits outside of the settlement limit. Barkby Hall to the east of St Mary's Church is outlying from the main settlement and is visually detached from the built form of the settlement.

The rear portions of large gardens of 1-27 Main Street and the Malt Shovel Inn Car Park are excluded from the settlement limit.. The limit follows Main Street to exclude the footpath which provides access to the countryside to the south (which is east of 31 Main Street). The limit then cuts through the rear gardens of 31 – 49 Main Street. The limit follows the front of 49 – 43 main Street.

North Eastern Parcel:

The limit to the north of the eastern parcel follows Vicarage Lane, then the front residential curtilages of Brookside. The limit then runs west cutting through the some that have large gardens between 43 – 25 Brookside, then north to the west of the properties on Vicarage Lane. The limit does not include the built form of the agricultural/farm buildings and the curtilages associated with the VE Kirk and Sons Dairy Farm located to the west and north of Vicarage Lane as per the criteria.

To the south of the Dairy Farm and Brookside is a linear greenspace which runs through the centre of this eastern parcel creating a distinctive divide between the built forms to the north and south of the Brook.

South eastern Parcel:

From 2 Brookside, the limit follows the residential properties until 36 Brookside. The properties located further east (50 – 54 Brookside) are outlying from the cohesive built form of the settlement as they are physically detached. The limit runs to the rear of 32 and 28 Brookside, and then joins to Beeby Road. The limit continues to encompass the built form of properties on Beeby Road, then joins back to 2 Brookside via Barkby Holt Lane. 16 and 18 Beeby Road (opposite School Lane) are considered to be outlying from the settlement and do not contribute towards the cohesive built form of the settlement.

Limit around Hamilton Lea:

Hamilton Lea is an extension of the Leicester Urban Area located within the Borough of Charnwood, and within the parish of Barky. An application was granted for 320 dwellings as per P/14/0603/2. Although the site is still under construction, it is considered that the dwellings will best relate to Leicester Urban Area through its functionality and proximity. Due to the scale of development, it is considered that it will be cohesive once complete. As such the limit will encompass the built form of the development to the north and the east of the site as per the agreed site layout plans, excluding the areas of open space in and around the development. The limit to the south and west of the development will follow the parish boundary.

Burton on the Wolds

Limit North of Melton Road:

From 2 Brickwood Place the limit follows the rear residential curtilages until Seymour House. It includes the built form of the dwellings at Seymour house as per P/15/0177/2 (Conversion of dwelling and outbuildings to form six dwellings).

The limit continues eastwards along the rear residential curtilages of properties on Seymour Road, Somerset Close and Hubbard Road. An area of greenspace to the

rear of the properties on Hubbard Road lies outside of the settlement limit as per the criteria. The limit then connects to Melton Road opposite number 75 and 77.

Limit South of Melton Road to the East of Barrow Road:

The limit follows Sowters Lane then the rear residential curtilages of 10 and 12 St Leonard's Close and encompasses the curtilages on St Phillips Road and St Mary's Close (including the two extensions to residential curtilages as per P/03/3010/2 and P/02/3281 at St Mary's Close). The Poultry Farm to the south along Sowters Lane sits outside of the settlement limit as per the criteria.

At 9 St Phillips Road the limit follows the rear curtilage of The Greyhound Inn. An area of vegetation to the south of the pub sits outside of the limit as it is considered to be an open area. The limit then follows the rear residential curtilages of 4 – 20 Hall Drive, excluding the large garden associated with The Coach House (14 Hall Drive). The limit heads west cutting through the large gardens associated with the former Burton Hall and Mundy Lodge (22 Hall Drive), then follows the rear residential curtilages of properties on Barrow Road, The Willows and Burton Road again until reaching 48 Barrow Road. 48 Barrow Road is considered to extend the cohesive built form from the neighbouring residential properties to the north east due to its close proximity.

Limit South of Melton Road to the West of Barrow Road:

From 48 Melton Road the limit follows the front residential curtilage of 45 – 51 Melton Road then north to include the properties on Towles Fields. The built form of Burton-on-the-Wolds Primary School is included within the settlement limit before heading south to join back to Barrow Road. The school playing fields sit outside of the settlement limit as they do not constitute built form and relate better to the open countryside located to the north of the field.

The limit follows Barrow Road then cuts through the large gardens to the rear of 41 – 25 Barrow Road as per the criteria, joins to the rear of 23 and 17 Barrow Road, cuts through the large gardens of 14 – 24 and 32 and 34 Springfield Close. The limit then follows rear curtilages of properties on Springfield Close until 52 Springfield Close, then east along Springfield Close itself. At 2 Springfield Close the limit joins back to Melton Road. The area of open space to the north of properties on Springfield Close sits outside of the settlement limit as per the criteria.

Limit around Seals Close and Sowters Lane:

The properties located off Seals Close and Sowters Lane are physically detached from the main settlement, however are considered to create a separate cohesive built form. The limit runs west along the front residential curtilages of 1 – 11a Sowters Lane then north to the rear of 22a Sowters Lane, then east to rear of 9 Seals Close and connects back to 1 Sowters Lane via 14 Seals Close.

Cossington

Limit to the West of Main Street:

From 15 Main Street, the limit connects to the rear curtilages of properties on Homestead Close and Fisher Close until 36 Bennett's Lane. The School Playing field associated with Cossington Primary School is enclosed by built form on three sides so is not considered to be located at the edge of the settlement. As such, the playing field remains inside the settlement limit.

From 36 Bennett's Lane the limit follows the rear residential curtilages of properties on Middlefield Road. The rear of the large gardens from 21 to 1 Middlefield Road and 141 and 143 Main Street are excluded from the settlement limit as per the criteria. The limit then encompasses the curtilage of 145 Main Street as it is considered to be physically and visually attached to the settlement and contributes towards the cohesive built form.

Limit to the East of Main Street:

From 145 Main Street the limit encompasses the garage and the built form of 100 Main Street, but not the large formal garden or associated dwelling in the grounds as per P/86/2037/2 (conversion and demolition of stables to erect new dwelling), as this building is considered to be outlying from the main cohesive built form. The limit then follows Main Street, crosses Platt Lane. The limit runs to the rear of 90 – 96 Main Street (excluding the large gardens), then follows Main Street.

The limit follows the built form of 8 Main Street then the properties located on Barnett Close. The limit then encompasses the built form of properties from 74 – 56, excluding the large gardens to the rear of 64A and 60 Main Street as per the criteria.

The limit follows the rear of the Rectory (52 Main Street) and encompasses the war memorial to the north on Main Street. All Saint's Church is significantly set back from Main Street separating it from the cohesive built form of the settlement, is considered to be outlying and is not included within settlement limit.

From 48 Main Street the limit includes the outbuildings to the rear of 48 which are visible from Main Street and runs north to the rear of residential properties until reaching 6 Main Street. There is a small area of greenspace to the front of 15 Main Street which is not considered to contribute towards the cohesive built form and sits outside of the settlement limit. Derry's Nurseries on Main Street is significantly set back from the built form on Main Street and as such is considered to be outlying and so is not included within the settlement limit.

East Goscote

Limit to the North and East of the Settlement:

From the most northern point of the settlement (172 Broome Lane) the limit follows Brooke Lane until reaching Melton Road. The limit then follows the rear of the residential curtilages of the development off Melton Road (as per P/13/1369/2 – former Rearsby Roses Site – erection of 60 dwellings), then to the rear of Rearsby Lodge Farm. The Farm is surrounded by built form of three sides and as such is not considered of be on the edge of the settlement which is why the farm buildings sit within the settlement limit.

The limit follows the rear residential curtilages of properties on Honeysuckle Close, Meadow View, Lilac Way and Willowbrook Way. The limit follows Melton Road until reaching 8 Willowbrook Way and crosses Melton Road to join to the front curtilage of 1 Chestnut Way. The limit heads south along Watergate until reaching 12 Watergate. An area of open space located between Watergate and Melton Road is not included within the settlement limit as per the criteria.

Limit to the South and West of the Settlement:

From 12 Watergate the limit follows the rear of residential curtilages until 2 Watergate. The limit then follows Long Farrow until reaching Inustrail Unit 33 Craftman's Way. The green verge to the south of Long Farrow and areas of greenspace to the west of 2 Watergate and east of unit 33 Craftman's Way are not included within the settlement limit as per the criteria.

The limit crosses Craftman's Way following Queniborough Brook. The limit then follows the railway line until Unit 46 The Warren industrial estate. The limit then follows the built form of the industrial units until joining Long Farrow.

The limit follows Long Farrow and Countryman's Way then follows the residential curtilage of 3 Countryman's Way, and the front and rear residential curtilages of The Chase and Huntsman's Dale. At 56 Huntsman's Dale the limit continues to follow the railways line in a northerly direction until reaching 172 Broome Lane. The Jubilee Playing Field Recreation Ground are not included within the settlement limit as it considered to be on the edge of the settlement and not part of the cohesive built form.

Hathern

Limit to the North and East of the settlement:

The limit runs along the northern and eastern curtilages of the residential development centred around Goodacre Road and Dalby Crescent (as per P/14/0256/2 - erection of 68 dwelling off Derby Road). The limit then excludes a small area of green space east of 9 Rowen Avenue and runs to the rear of the

residential curtilages from 5 Rowen Avenue to 1 Hawthorne Avenue. The limit heads follows Green Hill Rise, then follows the rear of 17 – 9 Green Hill Rise and properties on Penfold Close and 77 – 9 The Green. The limit then joins to Pasture Lane.

The limit follows Pasture Lane and includes the built form of Hathern Church of England Primary School, and joins the rear residential curtilages of 17a, 11 and 11a Pasture lane. The limit follows the rear residential curtilages of properties on St Peter's Avenue and Nightingale Avenue, cutting through the large gardens associated with 41 – 19 Nightingale Avenue. The limit follows the residential curtilages of properties off Swallow Walk and connects to the footpath to the rear of 126 Loughborough Road.

From 126 Loughborough Road, the limit continues north to encompass the built form of the residential development off Matthew Trigge Close and Edward Phillipps Road, and then heads south to connect to Loughborough Road. The area of open space to the north of the residential development (as per P/11/0700/2 – erection of 58 dwellings) sits outside of the settlement limit as per the criteria.

Limit to the South and West of the Settlement:

175 Loughborough Road is slightly set back from 173 Loughborough Road, but is visually attached thus contributing towards the cohesive built form of the settlement. From 175 the limit follows Loughborough Road and follows the rear residential curtilages of the properties on Loughborough Road and Garendon Avenue. From 101 Loughborough Road the limit continues north cutting back into Loughborough Road to the north of 97 to exclude the footpath providing access to the countryside to the west.

The limit then follows the rear of residential properties on Loughborough Road and Brunsleigh Croft, Golden Square and Lammas Drive, excluding the SUDs ponds south of Lammas Drive which do not constitute built form. The limit then connects to Shepshed Road excluding the open space at the entrance to Lammas Drive as per the criteria.

From Shepshed Road the limit follows the rear of the residential curtilages of 49 – 3 Shepshed Road then follows Derby Road. The limit excludes the large gardens associated with 31 Derby Road and the open space to the entrance of the residential development off Goodacre Road (as per P/14/0256/2) as per the criteria.

The limit continues north along Derby Road encompassing the Hathern Turn Service Station and The Kings Arms as these buildings are considered to extend the cohesive built form due to the neighbouring residential development to the east (P/14/0256/2). The dog kennels to the north are set back from The Kings Arms and the built form of the residential development to the east (P/14/0256/2) and as such are considered to be outlying structures which are physically detached from the main cohesive built form of the settlement.

Newtown Linford

Newtown Linford is made up of three parcels of built form. The largest area of built form within the settlement is predominantly ribbon development focussed on Main Street, with an additional ribbon development extending from the centre of the settlement on Groby Lane stretching towards the south. There is a small separate area of cohesive built form made up of numbers 11 – 55 Markfield Lane immediately adjacent to Main Street, and a separate area of built form made up of numbers 185 – 315 Markfield Lane, which is located adjacent to the settlement of Markfield in the Borough of Hinckley and Bosworth. Between the two areas of individual built form on Markfield Lane are large areas of open countryside including farms.

Limit between 109 Main Street and 398 Bradgate Road:

Towards the north on the eastern side of Main Street are a loose collection of buildings. 109 Main Street is visible from Main Street however 107 is set back from the road and remote from other built form in the village. It is considered to be outlying and physically and visually detached and as such is not included within the settlement limit. The limit follows the rear residential curtilages of 109 – 63 (excluding 107) Main Street. The rear portions of large gardens of 71 – 63 Main Street are excluded as per the criteria. The limit then follows the rear residential curtilages of the properties on Grey Crescent, and then 19 – 7 Main Street, excluding the large garden associated with 7 Main Street. The cricket club to the east of number 7 is considered to be an open space and as such is located outside of the settlement limit.

From 7 Main Street the limit follows Main, then the watercourse to the north of 521 Bradgate Road, then connects back to Bradgate Road to encompass the built form of 521. All Saints Church is set back from Bradgate Road with substantial screening from vegetation which surrounds it. As such, the church is considered to be an outlying building that is physically and partially visually detached from the main cohesive built form. The buildings to the east of the church (Sunday School and Information Centre) are located on Bradgate Road. They are visually attached to the settlement and are considered to be part of the cohesive built form. The gardens associated with the buildings have frontages onto Bradgate Road and do not constitute built form. As such the settlement limit only encompasses the buildings.

From the Information Centre, follows Bradgate Road until reaching 398 Bradgate Road. Although there are large front gardens associated with some of the residential properties on Bradgate Road (between 504 – 516), removing the gardens from the limit was not considered to be appropriate as the built frontages of these properties create a sense of cohesion. Number 380 (Gracelands) located at the far end of Bradgate Road is considered to be remote from the cohesive built form of the village and considered outlying and both physically and visually detached and so is not included within the settlement limit.

Limit between 398 Bradgate Road and Groby Lane:

The limit follows the rear of 398 – 524 Bradgate Road excluding large gardens. 520 and 522 are set back from Bradgate Road and are outlying from the main built form and which are physically and visually detached. The limit continues west along the rear curtilages of Bracken Hill and Lady Jayne Mobile Home Park. The mobile Home Park is considered to have a degree of permanence and as such contributes towards the cohesive built form. The limit continues to head west using the rear residential curtilages of residential properties until Groby Lane. The limit follows Groby Lane to the west of 5 and 3, crosses the road to join the front of 8 Groby Lane.

Groby Road includes a separate residential access which runs parallel with the main carriageway. An area of greenspace separates the access and main carriageway which is considered to be open space and as such sits outside of the limit. At 8 Groby Lane the limit follows Groby Lane (which runs closest to the residential properties) until 58 Groby Lane. The limit then follows the rear of 58 – 56 cutting through the large gardens, then north until reaching the 6 Groby Lane again cutting through large gardens. Parts of large gardens are excluded as per the criteria. 42 Groby Lane is located to the rear of 40 but is considered to be physically attached to the built form of the settlement; therefore the limit includes this residential curtilage.

Limit to the rear of 6 Main Street to the rear of 130 Main Street:

The limit runs in a north west direction to the rear of residential properties between 6 and 66a Main Street, which includes the rear curtilages of the Newtown Linford Primary School and The Linford Pub. The limit cuts through the large rear gardens of 34 and 36. Although 18 Main Street (Lynbridge) is considerably set back from Main Street and is visually detached, it is considered to be physically attached and as such was not considered to be outlying from the settlement.

The limit cuts through the large garden associated with 72 then continues north until reaching 80 Main Street. The limit then connects back to Main Street to exclude the areas of vegetation between 80 and 86 Main Street which are not considered to contribute towards the cohesive built form of the settlement. The limit follows the driveway associated with 86 Main Street then continues north along the rear residential curtilages until reaching 130 Main Street. Large gardens to the rear of 88 and 90 Main Street sit outside of the settlement limit. There are a cluster of farm buildings to the rear of 122 – 126 Main Street. Two of these barns have been converted to office use as per P/09/1895/2 and P/13/1465/2. These buildings are no longer is agricultural / farm use and as such are considered to contribute towards the cohesive built form. As such the limit includes these two barns.

Limit from 11 – 55 Markfield Lane:

A row of residential properties is located close to Main Street of Markfield Lane. These properties are considered to be part of the Newtown Linford Settlement due to

their proximity and functionality. The limit runs west along the front residential curtilages of 11 – 27 Markfield Lane, and then continues to the front of 33 – 55 Markfield Lane. The limit then follows the rear curtilages of 55 – 11 Markfield Lane. The large garden to the east of 11 Markfield Lane is excluded from the limit.

Limit from 185 – 315 Markfield Lane:

A row of residential properties is located to the east of Markfield which is part of the Borough of Hinckley and Bosworth. They do not relate well to the settlement of Newtown Linford due to their remoteness from this village, however are considered to be functionally attached to the settlement of Markfield. The limit runs west along Markfield Lane from 185 – 315, then to the rear of the properties from 315 – 185 cutting through all of the large gardens.

Queniborough

Limit to the North of the settlement - Melton Road to Queniborough Primary School:

The limit follows Melton Road from 1501 – 1535 continuing along the inside of the green verge on Melton Road until reaching 21 Wetherby Close. The limit then follows the rear curtilages of properties on Wetherby Way, Primrose Way and Bluebell Close until reaching Rearsby Road. The limit then follows the rear residential curtilages of properties on Rupert Close until reaching Queniborough Brook.

The settlement limit follows Queniborough Brook, then the rear residential curtilages of properties on The Ringway. The rear portions of large gardens on the Ringway are not included within the settlement limit, as per the criteria. At 63 The Ringway, the limit continues to follow the rear curtilages until reaching Queniborough Road.

Limit to the North of the settlement - Queniborough Primary School to St Mary's Church:

The limit follows Queniborough Road and encompasses the built form of the primary school. The playing fields to the west of the school and King George's Field to the north both sit outside of the limit as per the criteria. From the northern curtilage of the school, the limit crosses Coppice Lane and follows the northern curtilages of properties on Coppice Lane and Main Street until reaching Peggs Lane. The Old Hall and Fir Cottage (1 Coppice Lane) located to the north are remote and physically detached from the cohesive built form of Queniborough and are considered outlying from the settlement. As such, these buildings are not included within the settlement limit.

From Peggs Close, the limit runs to the rear of properties on Main Street cutting through several large gardens until reaching properties on Hall Farm Close. The limit continues to run east along the rear residential curtilages of properties on Hall Farm Close, The Dovecotes, then to the rear of properties on Queniborough Hall Drive. The limit encompasses the built form of the properties on Queniborough Hall Drive following the driveway, then encompasses the former Queniborough Hall itself. The

limit connects to the church wall surrounding St Mary's Church until reaching Main Street.

Limit to the South of the settlement

From St Mary's Church, the limit crosses Main Street to encompass the residential properties around the former Springfield Farm and former Manor Farm. The limit heads west cutting through the large gardens associated with 81 – 65 Main Street, then along the rear curtilages of properties on Mere Lane. A paddock to the east of The Homestead (School Lane) is not included within the settlement limit as per the criteria. The limit follows the built form of the Homestead on School Lane and connects north to the rear curtilage of The Horse and Groom Public House.

The limit continues to the rear properties on Main Street and Pendleton Close, and cuts through the large gardens associated with 25 and 32 Main Street. The limit then follows the rear residential curtilages of properties on Glebe Road then runs along the residential curtilages of the development for 165 dwellings off Barkby Road as per P/16/2090/2 and P/16/2246/2. The limit excludes the SUDS basin and areas of open space planned towards the north of the residential development as per the agreed site layout plans. The limit connects to the rear curtilage of 65 Glebe Road.

From 65 Glebe Road the limit follows rear residential curtilages on Glebe Road, crossing Barkby Road then continues to run west along the curtilages of properties on The Ridings, Avenue Road and Chestnut Close. Large gardens associated with 51a – 43 Avenue Road are not included within the settlement limit.

From 5 Chestnut Close the limit follows the rear curtilage of the Queniborough Industrial Estate until reaching Melton Road.

Limit around New Zealand Lane:

From Melton Road the limit follows the rear residential curtilages from 1510 Melton Road to 84 New Zealand Lane. Large gardens between 8 – 20 and 34 – 84 are not included within the limit. The limit then runs south to the rear of 103 New Zealand Lane to 4 Curzon Close. The large gardens associated with 103 – 5 New Zealand Lane now sit outside of the limit. A plant nursery is located to the west of New Zealand Lane. The nursery is considered to contain very little built form that is considered to be cohesive. As such the nursery is not included within the settlement limit.

Rearsby

Limit around the former convent:

The convent has planning permission for a conversion to flats and 8 dwellings within its grounds as per P/16/0987/2. The convent is heavily screened by vegetation on all sides which will remain as part of the proposed development. The development is

separated from residential development to the east off Station Road by the grounds associated with the convent. Although the convent is physically and visually detached, the proposed development will have its own cohesive built form with a close relationship to Rearsby. As such the development is contained within its separate settlement limit.

The limit will encompass the built form of the convent, and then follow the residential curtilages of the proposed 8 dwellings as per the agreed site layout. 4 of the dwellings will be located towards the north of the site near the existing entrance to the convent. As such they will be closely related to 63 and 65 Station Road. The limit will encompass the built form of these dwellings also, but exclude the large gardens associated with the properties.

Limit to the north of the settlement:

From 1 Wreake Drive, the limit follows the curtilages of the properties on Wreake Drive and Bleakmoor Close until reaching 24 Station Road. The limit then follows access road to connect back to Station Road, encompassing 22 Station Road. Crossing Station Road the limit then follows the front residential curtilages of 25 – 1a Station Road. The paddock located on the corner of Station Road and Brookside and the area of vegetation to the north of the paddock, are not included within the settlement limit as per the criteria.

The limit continues west along the front curtilages of 26 – 34 Brookside, and the footpath to the south of the play park until reaching Church Lane. The limit then follows Church Lane encompassing the built forms of the residential properties to the west of Church Lane (1 – 7), then along the church wall to the west and north of the church connecting to the residential curtilage of 28 Church Leys Avenue. There is an area of open space which runs through the centre of the settlement in and around the brook which creates a break in the cohesive built form. As such, this area is not included within the settlement limit, as per the criteria. Manor Farm, which is still in agricultural use, is located to the west of Church Lane and is not included within the settlement limit as per the criteria. St Michael's Church is considered to contribute towards the cohesive built form of the settlement; however the cemetery to the north of the church sits outside of the settlement limit.

From 28 Church Leys Avenues the limit cuts through the large gardens until reaching the rear curtilage of 39 Station Road. The limit then follows the rear curtilages of 29 – 55 Station Road (excluding the large gardens associated with 53 and 55 Station Road), then continues north along Station Road until reaching 1 Wreake Drive.

Limit to the south of the settlement:

The limit runs follows the rear residential curtilage of 22 – 9 William Everard Close, then cuts through the large gardens associated with 33a and 33b and 41 Mill Road to join to Brookside. The limit follows Brookside 1 Brookside. The garages to the east

of 1 Brookside are not considered to be cohesive built form and as such are not included within the settlement limit. The limit then connects south east to Melton Road follows the road encompassing the built form of the 3 houses to the east of the village hall as per P/15/0537/2.

The limit continues to run to the rear of the village hall and residential properties on Melton Road until reaching 1817 Melton Road. The large garden associated with 1817 is not included within settlement limit. The limit connects back to Melton Road then runs to the rear of 1809 and 1807, then to the rear of properties from 7 – 17 Gaddesby Lane, cutting through the large gardens. The limit crosses Gaddesby Lane, then runs to the rear of 26 – 10 Gaddesby Lane cutting through the large gardens and also the large garden associated with The Horse and Groom Pub.

The limit then follows the rear residential curtilages of properties on New Avenue, Weston Close and Westfield Close until reaching The Grange. The Grange is considered to be a large building at the edge of the settlement which is physically attached. The tennis courts to the rear of The Grange are not included within the limit. The limit encompasses the built form of the Grange and follows Grange Avenue to Melton Road. The large garden associated with 2 Melton Road is not included within the settlement limit.

Limit to the west of the settlement:

To the west of Melton Road are several residential properties (1686 – 1700 Melton Road). An area of separation is designated providing a distinctive gap on the north of these properties, which is made up of open countryside. 1686 – 1698 are considered to be cohesive built form due to the clear frontages visible from Melton Road. 1700 located to the rear of 1698 is not visible from Melton Road and is set back and remote from the other residential properties, thus making it outlying. From Melton Road the limit follows the rear residential curtilages of 1686 – 1694a then to the rear of the built form of 1696 and 1698. The limit then joins back to Melton Road and continues north along the road until reaching 17 rear boundary of Orton Close. The limit follows the rear curtilages of properties on Orton Close and encompasses Rearsby House. The large garden associated with Rearsby House sits outside of the settlement limit. The limit then follows the rear of residential curtilages of properties on Hassell Mews, Auster Crescent and William Everard Close.

Seagrave

Seagrave has two non-contiguous settlement limits.

At the most northern point of the settlement are two farms (Hawley Fields Farm and Whitehouse Farm) which are still in farming use and as such sit outside of the limit as per the criteria. 62 Green Lane is set back from neighbouring residential properties to the south but visually and physically forms part of the cohesive built form. The limit encompasses the built form of 62 following the rear residential

curtilages of properties to the east of Green Lane. This includes the farm house associated with White House Farm (63 Green Lane), the built form of 53 Green Lane and also 47 Green Lane. Although these properties are not visible from Green Lane, they are in close proximity and physically attached. The large garden to the south of 47 sits outside of the settlement limit as per the criteria.

From 47 Green Lane the limit connects to Green Lane itself and follows the southern curtilage of 46 Green Lane and the properties within Hardy Court. The limit encompasses 56, 58a and 60 Green Lane and joins back to 62 Green Lane. There is an area of village common lane where Mucklegate Lane and Green Lane meet which is not considered to be cohesive built form which is not included within the settlement limit.

Properties to the East of The Banks and Water Lane:

A large area of open land is located towards the centre of the village. This presents a change in the character of the village, and creates a break in the cohesive built form. The 4 properties located on The Banks are set back from neighbouring residential properties on Green Lane. 2 Water Lane is located to the south of the properties on The Banks but is visually detached from the settlement. A large garden to the south of the property reinforces the physical detachment from the settlement. As such, these buildings are considered to be outlying from the built form of the settlement and sit outside of the settlement limit. In addition, High Tor Lodge Farm is in farming use and sits outside of the settlement limit as per the criteria.

Limit Green Lane to Seagrave Primary School:

The limit follows the northern curtilage of 35 Green Lane, crossing east to encompass the 5 residential properties on Mucklegate Lane, then runs south along the rear of 44 – 32 Green Lane cutting through the large gardens. The limit then follows the rear curtilages of properties on Green Lane Close. From the southern curtilage of 18 Green Lane the limit encompasses the built form of the village hall, and then connects to Green Lane until reaching Swan Street. Open land is located to the north of the school, but due to the proximity and sense of enclosure created by the village hall, properties on Green Lane Close and the school's curtilage, this land is not considered to be on the edge of the settlement and is included within the limit.

Limit to the south of the settlement:

From the primary school, the limit follows Swan Street then heads south to the rear of the properties west of Pond Street, cutting through the large gardens associated with 1 and 5 Pond Street. The limit crosses Pond Street to encompass the built form of 12 Pond Street which is physically attached to the settlement, and then north along the rear curtilages of the properties associated with Hall Farm Court. The limit heads east following the rear residential curtilages of properties on Swan Street. At 5 Butchers Lane the limit cuts through the associated large garden and encompasses

the land adjacent to 7 Butchers Lane which has planning permission for 2 dwellings as per P/15/0659/2. The limit then connects north to Butchers Lane.

Limit to the east and centre of the village:

From Butchers Lane the limit encompasses the stable block to the east of 8 Butchers Lane and runs along the southern curtilages of 12 and 16 Butchers Lane and 89 and 87 King Street. Residential properties to the east of 87 (91 and 78) are remote and physically detached from the main cohesive built form of the settlement and as such are considered to be outlying. A large garden associated with Seagrave Hall sits outside of the limit as per the criteria. The limit follows the built form of the hall, then crosses King Street follow the rear residential curtilages from 68 – 2 King Street. The large garden associated with 68 King Street is not included within the settlement limit as per the criteria.

From 2 King Street the limit follows the front residential curtilage of 1 King Street, crossing Green Lane along the northern curtilage of the sub-station to 26 Green Lane. Further south of the sub-station is village common land which provides a sense of cohesion to the south, and thus forms part of the settlement. From 26 Green Lane the limit heads north along the front residential curtilages of the properties until 42 Green Lane. The limit then crosses east across Green Lane to follow the residential curtilage of 35 Green Lane.

Swithland

Swithland predominantly consist of linear development along Main Street.

Limit to the North of the Settlement:

The limit follows the rear residential curtilages from 67 – 165 Main Street. The tennis courts to the rear of 165 sit outside of the limit as it is not considered to constitute built form and form part of a large garden. The limit does not include the rear portions of large gardens associated with 173 – 181 Main Street, and continues west along the rear residential curtilages of properties on Keepers Close before joining to Main Street.

Limit to the South of the settlement:

The limit follows the Main Street excluding the sub-station (to the east of 182 Main Street) as this is not considered to be part of the cohesive built form. The limit then follows the unnamed watercourse, until reaching Leicester Lane. The land adjacent to 160 Main Street sits within the limit due to an existing commitment for 2 dwellings as per P/14/0332/2. Note the permission for agricultural workers dwelling as per P/14/1504/2 on land to the east of Leicester Lane remains outside of the settlement limit as the site is considered to be outlying from the settlement due to its remoteness and physical detachment.

From 1 Leicester Lane, the limit follows to the rear of residential curtilages until reaching 36 Main Street. The large gardens associated with 70 – 60 Main Street are not included within the limit. Farm buildings to the rear of 106 Main Street associated with Pit Close Farm were considered to contribute towards the cohesive built form of the settlement and as such are included within the limit. The limit follows Main Street and then follows the side curtilage boundary of 67 Main Street.

Limit to the East of the settlement:

188 Main Street (Old Woodyard) is substantially set back from the main built form of the settlement and as such is considered to be outlying. Similarly, St Leonard's Church is set back from Main Street making it physically detached. As such, these two structures do not contribute towards the cohesive built form of the settlement.

Hall Farm is no longer in farming use, but operates as a bottling plant for Swithland Springwater. Although different in character to the residential development on Charnia Grove to the east, the bottling plant is in close proximity to neighbouring residential properties. There is a distinctive break in the cohesive built form from 1 Charnia Grove and the properties off Keepers Close. The bottling plant and residential properties on Charnia Grove are part of the character of Swithland and so a separate settlement limit encompasses their built form. From 1 Charnia Grove, the limit encompasses the built form of the 5 dwellings off Charnia Grove (excluding the large gardens associated with 1 and 5), and runs to the rear of the Hall Farm Cottage and Manor House (223 and 227 Main Street), and includes the built form of the bottling plant. The limit then connects to Main Street to the east of 227, then follows Main Street until reaching the southern residential curtilage of 1 Charnia Grove.

Thrussington

Limit to the North and East of the Settlement:

There are a loose arrangement of dwellings to the north of Old Gate Road (41 – 21 Old Gate Road). These properties are less cohesive, than those within other parts of Thrussington. They are considered to be outlying due to their remoteness and physical detachment and as such are not included within the settlement limit.

A poultry farm is located to the north of 1 Old Gate Road which sits outside of the settlement limit as per the criteria. The limit follows the rear residential curtilages of 1 Old Gate Road, and 7 and 1 Seagrave Road, before joining to Regent Street. The limit then follows the curtilages of 18 and 26 Regent Street and then re-joins Regent Street. The rear portion of the large garden of 26 Regent Street is not included within the settlement limit, as per the criteria. The limit includes Wreake House and Grooms Cottage associated with Wreake House Farm, however the farm buildings are not included within the limit. From Wreake House, the limit runs south east along

the rear residential curtilages of Glebeland Close, then to the rear of 44 Hoby Road, and then joins to Hoby Road.

From Hoby Road the limit follows the rear of 25 and 23 Hoby Road and 16a, 16 and 18 Back Lane. Although 18 Back Lane is not visible from the settlement, it is considered to be physically attached by proximity to the neighbouring buildings. The barn to the north of 18 Back Lane is not considered to contribute towards the cohesive built form and is not included within the settlement limit. The limit then follows Back Lane until reaching number 49.

Limit to the South and West of the settlement:

Holy Trinity Church is set back from the built form of properties on Church Lane and Back Lane. It is considered to be outlying due to its remoteness and physical detachment and as such sits outside of the settlement limit.

The limit follows the eastern curtilages of 39 Back Lane and 25 and 25 Church Lane. Crossing Rearsby Road, the limit follows the curtilage of 31 – 35 Rearsby Road, then 24 – 36 Ratcliffe Road until reaching Manor Farm. The limit encompasses Manor Farm House, 44 – 48 Ratcliffe Road and Manor House before joining to Ratcliffe Road.

The limit follows Ratcliffe Road and then encompasses the built form of Barn Cottage then east along the built form of the Homestead Farm barn conversions (57 – 53 Ratcliffe Road, excluding the associated large gardens, until the southern curtilage of 11 Ferneley Rise. At 11 Ferneley Rise, the limit joins the rear of 5 Ferneley Rise to exclude the large gardens of 9 and 7 Fernley Rise. From 5 the limit connects to the western curtilage of 7 Blacksmith Close, excluding the large gardens associated with properties on Blacksmith Close.

From 7 Blacksmith Close, the limit follows the western curtilages of 20 and 24 The Green, then east to encompass the built form of Brook Barn as per P/03/3153/2, which is considered to be physically attached to the settlement by its close proximity. The limit joins back to Seagrave Road, before connecting to 1 Old Gate Lane.

Thurcaston

Limit to the North of the Settlement:

From Leicester Road, the limit follows the western residential curtilage of 233 Leicester Road, and continues north along the rear residential curtilages on Vinehouse Close and east to the rear of residential curtilages Lanesborough Drive until reaching 1 Lanesborough Drive. The sub-station to the east of 1 Lanesborough Drive is not considered to be part of the cohesive built form of the settlement. An area of vegetation is located to the south of the sub-station, this is not considered to be built form, or relate to the character of the settlement surrounding it. As such the

limit runs along the eastern residential curtilages of 40 and 24 Mill Road, then follows Mill Road until 43, thus excluding the sub-station and the area of vegetation.

From 43 Mill Road the limit follows residential curtilages until reaching 11 Mill Road. 26 Mill Road is set back from the road, but is physically attached to the settlement due to its proximity to neighbouring residential properties to the west. From 11 Mill Road, the limit excluding the rear portions of the large gardens from 195 - 121 Leicester Road.

Limit to the South of the Settlement:

The settlement limit follows the side boundary of 121 Leicester Road the limit then follows the rear residential curtilages from 2 - 68 Rectory Lane. The limit then joins to Rectory Lane itself. An area of dense vegetation to the west of 68 Rectory Lane is not considered to form part of the cohesive built form of the settlement. The limit then follows the rear residential curtilages of 78 – 92 Rectory Lane, excluding the large garden associated with 86 Rectory Lane. The limit heads west through the large gardens associated with the remaining properties on Rectory Lane and connects to the southern curtilage of 52 Anstey Lane. The limit then runs along the rear curtilages of properties on Anstey Lane until reaching number 64.

Thurcaston Grange is located to the south of Rectory Lane. It is not visible from the main settlement and is substantially set back from the main built form. As such, the Grange is considered to be outlying due to its remoteness, physical and visual detachment and is not included within the settlement limit. In addition, the Rectory (74 Anstey Lane) is located to the south of The Grange. This building is significantly detached from the residential properties further north on Anstey Lane. This again has been excluded from the settlement limit. To the west of Anstey Lane is All Saints Church and further west is 63 Anstey Lane. The church and the house are set back from Anstey Lane and are considered to be outlying due to their remoteness, physical detachment from the main cohesive built form of the settlement, and are therefore not included within the settlement limit.

From 64 Anstey Lane, the limit follows Anstey Lane then west along the southern curtilages of 55 – 61 Anstey Lane, excluding the large gardens associated with 59 and 61. The limit then connects back to Anstey Lane excluding the footpath to the south of 47 which provides access to the open countryside to the west.

From 47 Anstey Lane, the limit follows the rear residential curtilages of properties until reaching 23 Anstey Lane. The limit then connects to Anstey Lane to exclude the track which again provides access to the open countryside to the west. The limit then follows the curtilages of rear of the properties on Wallis Close until reaching Leicester Road.

Limit to the East of the Settlement:

At the point where Leicester Road and Rectory Lane meet, there is a distinct and clear break in the built form, provided by a paddock to the east of 2 Rectory Lane and a footpath heading north between 121 and 111 Leicester Road. The limit runs along the rear residential curtilage from 111 Leicester Road to the rear of properties on Fox Covert Close, excluding a number of large gardens. The properties on Fox Covert Close are considered to be part of the cohesive built form and so are included within the settlement limit. For Fox Covert Close to limit then joins the side curtilage boundary of 2 Leicester Road.

From 2 Leicester Road through to 98 Leicester Road, there are a number of large gardens, the rear portions of which are excluded from the settlement limit. The limit then encompasses the curtilages of 100 to 104 Leicester Road. The limit then joins back to the rear curtilage of 111 Leicester Road.

Woodhouse Eaves

Limit to the East of the Settlement:

Brook Road Farm is located to the north of Forest Road. Although there are two residential properties located within the farm, they are considered to have a close relationship with the farm and its use rather than the Old Bull's Head public house which is located to the south. As such these properties are not included within the settlement limit.

The limit follows the rear curtilage of The Old Bull's Head public house, to 56 Main Street, excluding several of the large rear gardens. The limit joins to Main Street, the children's play area, tennis courts and cricket pavilion are not included within The village hall has a frontage to Main Street is part of the cohesive built form and included within the settlement limit. The limit then follows the residential curtilages along Rawlins Close and along the built form of Woodhouse Eaves St Paul's Church of England Primary School. From the school, the limit follows the rear curtilages of properties on Meadow Road, Forrest Rock Close and Church Hill, before joining to Church Hill itself and running in until Charnwood House on Brand Hill.

The two properties to the south of St Paul's Church; 32 (The Vicarage) and 34 Church Hill are both visually attached and within close proximity of each other created and as such are considered to be part of the cohesive built form. The homes around Nanhill Drive are less densely laid out than the rest of Woodhouse Eaves, but are nonetheless laid out in a recognisable street pattern, form part of the cohesive built form of the village and are included within the settlement limit. The relatively close arrangement of 48 and 50, Brand Hill, Dormer House and Charnwood House is sufficient to create cohesive built form.

Brand Hill House is physically detached from neighbouring properties and as such was considered to be outlying and is not included within the settlement limit. From

Charnwood House, the limit runs along the residential curtilage of Dormer House, and connects to the southern residential curtilage of 50 Brand Hill. The limit then heads north to rear curtilage of 1 Nanhill Drive.

Limit around Lady Martin Drive:

There are 8 dwellings on Lady Martin Drive which are taken together are considered to be cohesive built form. . There is a significant gap between Lady Martin Drive and properties on Nanhill Drive which creates a break in the cohesive built form with rest of Wood house Eaves and a separate settlement limit is proposed to encompass these properties. 56 and 54 Brand Hill are located towards the north of these dwellings although are physically detached from the cohesion created by the development on Lady Martin Drive. There is also a considerable distance between these two dwellings and Brand Hill House to the north east and 50 Brand Hill to the north west. These two dwellings sit outside of the settlement limit as they are considered to be outlying due to their remoteness and physical detachment from neighbouring residential properties.

Limit to the South of the Settlement:

From 1 Nanhill Drive, the limit follows the south and west curtilage joining to Nanhill Drive then joins to the rear curtilage of 7, 9 and 15 before joining back to Nanhill Drive. The limit then encompasses the built form of 17 Nanhill Drive using the hard standing area to the front of the property excluding the large garden to the rear. The limit then encompasses the built form of the property to the west named Nanhill and runs to the rear of the built form of 21 (excluding the large garden) and 23 Nanhill Drive, then along the rear curtilages of 20 Victoria Road and 135 Maplewell Road (excluding the large garden), and 137, 133 and 141 Maplewell Road. The limit then crosses Maplewell Road to run along the southern curtilages of 124 and 128 Maplewell Road.

Limit to the West and North of the Settlement:

From 128 Maplewell Road the limit follows the rear curtilages of properties until 100 Maplewell Road, excluding the rear portions of several large gardens. The limit then joins to Maplewell Road, excluding the footpath located to the north of 100 Maplewell Road, and then runs to the rear of 96 – 84 Maplewell Road, excluding the rear portion of several large gardens then to the rear of properties on Hastings Road, also excluding parts of large gardens on this road. From 10 Hastings Road, the limit follows the rear residential curtilages of 7 and 13 Mill Road, and continues north to encompass the built forms of 17 and 19 Mill Road. Whilst recognising that properties to the northwest of Mill Lane are less densely arranged than most of Woodhouse Eaves, they include street frontages form a recognisable street and are considered to be part of the cohesive built form of the village.

From 19 Mill Road the limit crosses Mill Road to run along the western boundaries of the curtilages of 10 Mill Road and 129 Bird Hill Road before joining to the rear of 117 Bird Hill Road. The Mill House (20 Mill Road) is considered to be remote and physically and visually detached from the main cohesive built form of the settlement making it outlying and as such sits outside of the settlement limit.

From 117 Bird Hill Road, the limit follows to the rear of properties until reaching 1 Bird Hill Road, excluding the rear portions of several large rear gardens. The limit then follows the rear curtilages of properties on Beacon Road until reaching 111 Beacon Road excluding the large gardens associated with 57 and 59 Beacon Road.

From 111 Beacon Road the limit follows Beacon Road until The Old Bull's Head public house.

Wymeswold

Limit to the North of the Settlement:

From Rempstone Road the limit encompassed the built form of the 31 dwellings as per the agreed site layout plans associated with P/15/0217/2. From the western edge of the development site, the limit connects east to the northern curtilage of West End Barn (7 Far Street) thus encompassing 1 Far Street. The limit follows the rear of the built form of properties on Far Street, excluding several large gardens until The Three Crowns public house (45 Far Street). The large car park to the rear of the pub is not considered to be cohesive built form and as such is located outside of the settlement limit.

From The Three Crowns public house the limit follows the western residential curtilages of 47, 47a and 47b Far Street, then to the rear of 1, 2 and 3 Sheppard's Orchard. The limit then connects to the rear of properties on Wysall Lane (excluding the large garden associated with 51 Far Street) and includes the built form of The Old Chapel then joins to Wysall Lane itself. The cemetery to the north of the chapel and the open space to the north and west of the cemetery are not included within the limit.

From Wysall Lane the limit continues north to encompass the residential properties on Mill Hill Leys, and 29 and 31 Wysall Lane, and new dwelling granted opposite 29 Wysall Lane as per P/16/1472/2.

Limit to the East of the Settlement:

From 29 Wysall Lane the limit follows the rear curtilages of properties on Home Leys Way and Waydale. The playground to the east of these properties and large garden associated with 21a East Road are not included within the limit. The limit then connects to the north and eastern curtilage of 23 East Road, then follows East Road and includes the residential curtilages of 30 East Road, and 1 and 2 Manor Court. From 2 Manor Court, the limit follows an unnamed watercourse, then follows the rear

residential curtilages of properties on Brook Street, excluding the rear parts the large gardens associated with 109, 111 and 119 Brook Street. 2 properties lie to the south of Brook Street; 2 Brook Street and an incomplete residential dwelling associated with P/14/1331/2 to the west of 2 Brook Street. These properties are considered to be within close proximity and relate to residential properties to the north and as such part of the coherent built form of the settlement. The limit crosses Brook Street to run around the residential curtilages of these two properties before joining back to Brook Street.

Limit to the South of the Settlement:

From 117 Brook Street, the limit follows Brook Street and then follows the side boundary of 128 Brook Street. The rear parts of many large gardens along Brook Street are not included within the settlement limit. The limit extends from the built form of 112 to 76 Brook Street excludes parts of the large garden at 74, includes the built form of 70a. From 70 Brook Street to 48 Brook Street are a number of large garden the rear portions of which are not included within the settlement limit. From 48 Brook Street the limit then encompasses the built form of Wymeswold Church of England Primary School, but not the associated playing fields to the south. The limit then follows rear curtilages of properties along Brook Street and excludes the rear parts of large gardens at 30 and 24 Brook Street until Mantle Croft. The limit then follows the rear of curtilages on Mantle Croft and Swift Close, and crosses Hoton Road.

From 10 Hoton Road, the limit follows the front residential curtilages of properties on Hoton Road, and 2 London Lane, then follows the front then rear residential curtilages of 1 and 3 London Lane. The linear green verges to the south of the properties on Hoton Road and the River Mantle are not included within the settlement limit.

Limit to the West of the Settlement Limit:

From 7 London Lane the limit follows the rear residential curtilages until reaching number 41. The limit then encompasses the built form of Wymeswold Court (43 – 47) and structures and barn conversions on Farrier's Way. The new housing development to the north of Rempstone Road (P/15/0217/2) extends the cohesive built form of the village westwards. 15 Rempstone Road is located close to this new development and is part of the cohesive built form of the Wymeswold.